



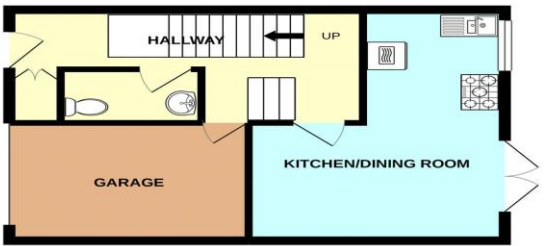
2ND FLOOR



1ST FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Performance Certificate



126, Old Rectory Road, PORTSMOUTH, PO6 1AJ

Dwelling type: Semi-detached house  
Date of assessment: 03 June 2013  
Date of certificate: 03 June 2013

Reference number: 8817-7226-0480-0907-8902  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 93 m²

Use this document to:

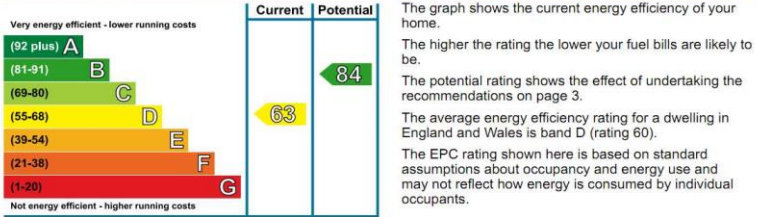
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,451
Over 3 years you could save	£ 777

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 282 over 3 years	£ 153 over 3 years	You could save £ 777 over 3 years
Heating	£ 1,908 over 3 years	£ 1,335 over 3 years	
Hot Water	£ 261 over 3 years	£ 186 over 3 years	
Totals	£ 2,451	£ 1,674	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 263
2 Floor Insulation	£800 - £1,200	£ 140
3 Low energy lighting for all fixed outlets	£55	£ 113

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

126 Old Rectory Road  
Portsmouth PO6 1AJ

Price: £325,000

DESCRIPTION

Well presented, four bedroom, semi-detached town house, situated in the popular location of Farlington. After pulling up onto your private driveway, take a moment to appreciate the quiet location with no through traffic. On entering the property there is a handy porch with shoe cupboard, from the hallway you will find direct access to the integral garage which has plumbing for the washing machine as well as housing the boiler, fuse box and meters. A few steps up and you will find the kitchen/diner with integral fridge/freezer and space for dishwasher, from here you can spill out onto your private and enclosed rear garden which also benefits from side pedestrian access. To the first floor you will find the lounge with lovely views over the roof tops and towards the sea, bedroom number 4 which could also be utilised as a study and the main bedroom with the added benefit of an en-suite shower room. The top floor with stunning sea views is home to a further two bedrooms and the family bathroom, although the accommodation is flexible throughout, depending on the individuals needs for the space. Additional benefits include double glazing, gas central heating and the property is offered with no forward chain enabling a quick sale. On leaving the property you are just a short distance from the popular, local schools and the commuter links of the A3, A27 and beyond.

ACCOMMODATION

ENTRANCE PORCH

HALLWAY

INTEGRAL GARAGE: 18' 2" x 9' 9" (5.53m x 2.97m)  
Plumbing for washing machine. Boiler. Fuse box. Gas & electric meters.

KITCHEN/DINER: 15' 7" x 11' 9" Narrowing to 8'8" (4.75m x 3.58m)  
Integrated fridge/freezer.

FIRST FLOOR LANDING

LOUNGE: 15' 8" x 12' 0" Narrowing to 8'3" (4.77m x 3.65m)



BEDROOM 4/OFFICE: 9' 8" x 5' 3" (2.94m x 1.60m)

BEDROOM 1: 15' 7" x 8' 5" (4.75m x 2.56m)  
EN-SUITE SHOWER ROOM

TOP FLOOR

BEDROOM 2: 12' 0" x 8' 6" (3.65m x 2.59m)

BEDROOM 3: 8' 4" x 6' 6" (2.54m x 1.98m)

FAMILY BATHROOM: 9' 8" x 5' 3" (2.94m x 1.60m)

OUTSIDE

REAR GARDEN - Side access.

DRIVEWAY

