

Total area: approx. 107.3 sq. metres (1155.0 sq. feet)
8 Esher Road, Denmead

Energy Performance Certificate HM Government

8, Esher Grove, WATERLOOVILLE, PO7 6HJ
 Dwelling type: Semi-detached house
 Date of assessment: 17 January 2014
 Date of certificate: 20 January 2014
 Reference number: 8201-8531-3829-1597-9943
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 80 m²

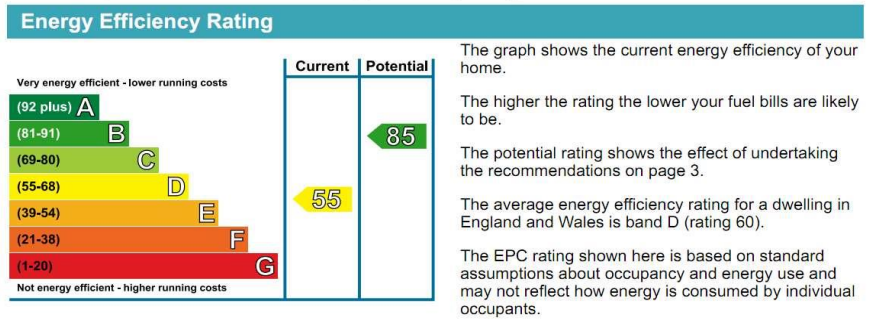
- Use this document to:**
- Compare current ratings of properties to see which properties are more energy efficient
 - Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,931
Over 3 years you could save	£ 1,317

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 294 over 3 years	£ 147 over 3 years	
Heating	£ 2,313 over 3 years	£ 1,266 over 3 years	
Hot Water	£ 324 over 3 years	£ 201 over 3 years	
Totals	£ 2,931	£ 1,614	

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.



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 108
2 Cavity wall insulation	£500 - £1,500	£ 651
3 Floor Insulation	£800 - £1,200	£ 183

See page 3 for a full list of recommendations for this property. To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

8 Esher Grove

Waterlooville PO7 6HJ

Price: £335,000

DESCRIPTION

Perfection is the word that springs to mind when describing this immaculately presented three bedroom semi detached house in Waterlooville. The current owners have transformed the house into a beautiful light and airy abode with neutral tones and decor and high quality finishing's throughout. Internally the property is deceptively spacious and currently consists of a generous sized 22' lounge/diner, high quality "Magnet" fitted kitchen with integral appliances and a beautiful conservatory with ample space for the family to relax in and admire picture perfect views of the rear garden. Upstairs you will find three well proportioned bedrooms with fitted wardrobes ideal for the growing family. There is also a high quality family bathroom. Outside peace and tranquillity abound in the rear garden with the added bonus of a secluded decked area with summer house currently used as a cheeky bar by the current owners. There is also side pedestrian access leading to your private driveway and garage. There are few houses seen which offer such a high class finish throughout and we believe there will be genuine high levels of interest so don't delay and book your viewing today.

ACCOMMODATION

ENTRANCE PORCH

ENTRANCE HALL

LOUNGE/DINER: 22' 3" x 11' 3" (6.78m x 3.43m)

KITCHEN: 12' 2" x 9' 6" (3.71m x 2.89m)

CONSERVATORY: 18' 9" x 11' 4" (5.71m x 3.45m)

FIRST FLOOR LANDING

BEDROOM 1: 11' 9" x 10' 9" (3.58m x 3.27m) Range of fitted wardrobes and drawers.



BEDROOM 2: 12' 1" x 10' 3" (3.68m x 3.12m) - Fitted wardrobes.

BEDROOM 3: 8' 8" x 8' 4" (2.64m x 2.54m)

FAMILY BATHROOM

OUTSIDE

REAR GARDEN - With summerhouse.

GARAGE & DRIVEWAY

COUNCIL TAX - HAVANT BOROUGH COUNCIL BAND D

