

# ANTHONY JAMES

SALES - LETTINGS - AUCTIONS



**4 BEDROOM**

**FULLY REFURBISHED**

**MODERN GREY FLOORING & WHITE DECOR**

**LARGE CORNER PROPERTY**

**RELATIVELY NEW KITCHEN & BATHROOM**

**GARDEN / PAVED EXTERIOR**



**Benton Avenue**

Sunderland, SR5 4NB

**Monthly Rental Of £895.00**



# Energy performance certificate (EPC)

17 Benton Avenue  
SUNDERLAND  
SR5 4NB

Energy rating

C

Valid until: 19 January 2032

Certificate number: 0295-0204-3802-2000-5504

Property type

Mid-terrace house

Total floor area

119 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	73   C	
55-68	D		
39-54	E		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

