

Iveson Terrace

Durham, DH7 6NN



Monthly Rent of £600

- Upvc Double Glazed
- Gas Centrally Heated
- Newly Refurbished
- Integrated Cooking Appliances
- Two good Sized Bedrooms
- Rear Yard

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

We are delighted to offer for rent this Newly Refurbished Two Bedroomed Terrace property in Sacriston close to the town centre and all local amenities, the property benefits from upvc double glazing and gas central heating. In brief the property comprise of Entrance Reception Vestibule, Lounge, Dining Room and fitted Kitchen with integrated cooking appliance, to the first floor there are two good sized bedrooms and a bathroom/wc with separate shower cubicle. Externally there is a rear yard. Viewing recommended.



Energy Performance Certificate

3, Iveson Terrace, Sacriston, DURHAM, DH7 6NN

Dwelling type: Mid-terrace house
 Date of assessment: 21 September 2012
 Date of certificate: 23 September 2012

Reference number: 8302-6921-9010-2659-9926
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 70 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:	£ 2,037
Over 3 years you could save	£ 630

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 225 over 3 years	£ 120 over 3 years	
Heating	£ 1,410 over 3 years	£ 1,086 over 3 years	
Hot Water	£ 402 over 3 years	£ 201 over 3 years	
Totals	£ 2,037	£ 1,407	You could save £ 630 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lowest running costs	Current	Potential	Not energy efficient - highest running costs
(92-100) A	60B	63B	C
(81-91) B			D
(69-80) C			E
(55-68) D			F
(39-54) E			G
(13-38) F			H
(1-12) G			I

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 93	Yes
2 Low energy lighting for all fixed outlets	£35	£ 87	Yes
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 354	Yes

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.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no upfront cost.



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