

365 Residential

REDSHANK CLOSE

Soham



- 3 Bedrooms
- En-Suite
- Cloakroom
- Separate Dining Room
- Enclosed Rear And Side Garden
- Garage And Driveway
- Available 15/11/2021



Redshank Close
Soham

£1050pcm

A Modern Detached 3 Bedroom House in Soham. 3 Bedrooms, En-Suite, Family Bathroom, Cloakroom, Living Room, Dining Room, Kitchen, Enclosed Garden, Garage & Driveway. Viewings 9am-9pm 7 Days A Week.

Lounge 17' 10" x 11' 1 (5.43m x 3.38m)

Garage

Dining Room 12' 7" x 7' 10 (3.83m x 2.39m)

Kitchen 10' 11" x 9' 4 (3.32m x 2.84m)

Bedroom 1 15' 3" x 10' 11 (4.64m x 3.32m)

Bedroom 2 13' 6" x 9' 4 (4.11m x 2.84m)

Bedroom 3 8' 2" x 7' 10 (2.49m x 2.39m)

Family Bathroom 6' 9" x 6' 7 (2.06m x 2.01m)

Garden



NOT TO SCALE - For Guidance Purposes only
Plan produced using The Mobile Agent.

Energy Performance Certificate

1, Redshank Close, Soham, ELY, CB7 5FG

| | | | |
|-----------------------------|-----------------|----------------------------|--------------------------|
| Dwelling type: | Detached house | Reference number: | 0200-2844-7093-9297-5701 |
| Date of assessment: | 14 January 2013 | Type of assessment: | RdSAP, existing dwelling |
| Date of certificate: | 14 January 2013 | Total floor area: | 100 m ² |

Use this document to:

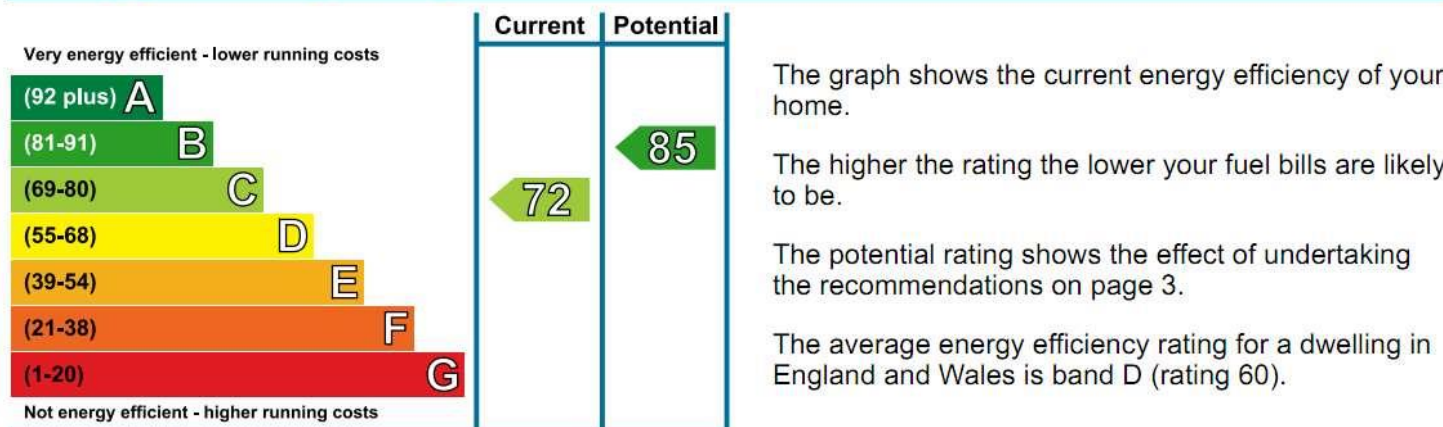
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

| | |
|--|----------------|
| Estimated energy costs of dwelling for 3 years: | £ 2,001 |
| Over 3 years you could save | £ 261 |



| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|---|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 273 over 3 years | £ 168 over 3 years |  |
| Heating | £ 1,416 over 3 years | £ 1,365 over 3 years | |
| Hot Water | £ 312 over 3 years | £ 207 over 3 years | |
| Totals | £ 2,001 | £ 1,740 | |

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



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 Low energy lighting for all fixed outlets | £25 | £ 87 | |
| 2 Solar water heating | £4,000 - £6,000 | £ 99 |  |
| 3 High performance external doors | £2,000 | £ 75 |  |

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 up-front cost.