

365 Residential

BITTERN GROVE

Soham



- No Fees For USAFE
- Substantial Family Home
- Utility
- Family Room
- Military Compliant
- 3.5 Bathrooms
- Kitchen Breakfast Room
- Private Gated Drive

Bittern Grove
Soham, Ely, CB7 5FR

Monthly Rental Of
£1,400

No Fees For USAFE A Substantial 5 Bedroom Detached Family Home Tucked Away In A Select Cul De Sac. 5 Bedrooms, 3 Bathrooms, Utility, Enclosed Garden, Drive With Ample Parking And Double Garage, On The Dodds Bus Route, Military Compliant. A Must View Property. Viewings 9am-9pm 7 Days A Week

Entrance Porch

With Gas Fire And French Doors to Garden.
Master Bedroom 13' 5" x 13' 0 (4.09m x 3.96m)
With Dressing Room And En-Suite Shower Room.

Entrance hallway

Bedroom 2 12' 6" x 12' 2 (3.81m x 3.71m)
With En-Suite Shower Room.

Downstairs Cloakroom

Bedroom 3 12' 5" x 9' 7 (3.78m x 2.92m)

Fitted Kitchen/Breakfast Room 18' 8" x 10' 8 (5.69m x 3.25m)
With Range Oven And Integral Dishwasher.

Bedroom 4 11' 5" x 10' 2 (3.48m x 3.10m)

Utility Room

Bedroom 5 11' 3" x 7' 3 (3.43m x 2.21m)

Dining Room 15' 4" x 12' 0 (4.67m x 3.65m)

Fitted Family Bathroom

Family Room/Study 11' 0" x 11' 4 (3.35m x 3.45m)
With French Doors to Garden.

Enclosed Rear Garden

Living Room 13' 0" x 22' 10 (3.96m x 6.95m)

Double Garage


Energy Performance Certificate

11, Bittern Grove
Soham
ELY
CB7 5FR

Dwelling type: Detached house
Date of assessment: 09-Apr-2011
Date of certificate: 09-Apr-2011
Reference number: 8869-6424-8060-0041-8906
Type of assessment: RdSAP, existing dwelling
Total floor area: 207 m²


This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81 - 91) B		
(69 - 80) C	74	76
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81 - 91) B		
(69 - 80) C	72	73
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	155 kWh/m ² per year	149 kWh/m ² per year
Carbon dioxide emissions	5.3 tonnes per year	5.2 tonnes per year
Lighting	£196 per year	£119 per year
Heating	£732 per year	£749 per year
Hot water	£177 per year	£177 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.