

365 Residential

WESTHORPE

Burwell



- Available Early February 2023
- 2 Bedrooms
- Garage & Drive
- Viewings 9am-9pm 7 Days A Week
- Semi Detached
- Enclosed Garden
- Good Location



Westhorpe
Burwell

£795pcm

A Desirable Semi Detached 2 Bedroom Bungalow. Bathroom, Lounge/Diner, Kitchen With White Goods, Enclosed Garden, Garage And Driveway. Viewings 9am-9pm 7 Days A Week.

Entrance Hall

Living Room/Diner

Kitchen

Bedroom 1

Bedroom 2

Bathroom

Garage & Driveway

Enclosed Rear Garden

56, Westhorpe, Burwell, CAMBRIDGE, CB25 0DJ

Dwelling type: Detached bungalow
Date of assessment: 07 November 2016
Date of certificate: 07 November 2016

Reference number: 8316-6629-9879-5303-3906
Type of assessment: RdSAP, existing dwelling
Total floor area: 52 m²

Use this document to:

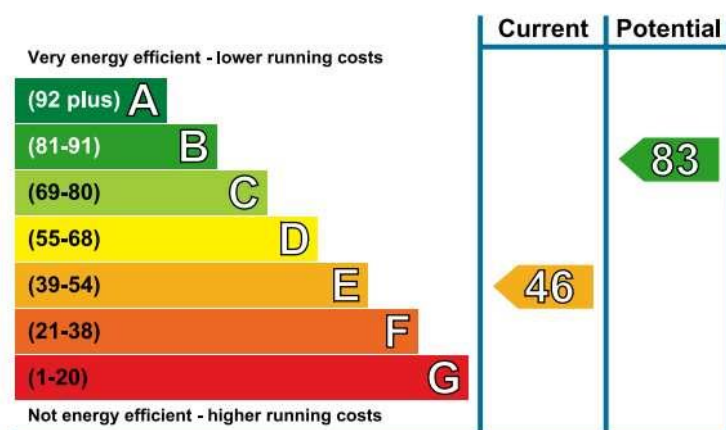
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,979
Over 3 years you could save	£ 1,257

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 192 over 3 years	£ 123 over 3 years	
Heating	£ 2,394 over 3 years	£ 1,362 over 3 years	
Hot Water	£ 393 over 3 years	£ 237 over 3 years	
Totals	£ 2,979	£ 1,722	

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.

Energy Efficiency Rating



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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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	£ 186
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 417
3 Low energy lighting for all fixed outlets	£20	£ 51

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.