

365 Residential

**SPEED LANE,
Soham**



- Available Now
- 1 Bedrooms
- Out Building/Storage
- New kitchen
- Quiet Location
- Enclosed Garden
- Just Redecorated
- Viewings 9am-9pm 7 Days A Week



**Speed Lane
Soham**

Monthly Rental £575

Available now, a refurbished 1 bedroom house with large double bedroom, first floor bathroom, new kitchen, living/dining room, Gas central heating, outbuilding/storage and good size garden. On street parking. Close to schools and village centre. Professional singles or couples only. No sharers, No pets.

Living Room

Kitchen

Bedroom 1

Family Bathroom

Enclosed Garden

9, Speed Lane, Soham, ELY, CB7 5BT

Dwelling type: Mid-terrace house
Date of assessment: 10 December 2012
Date of certificate: 10 December 2012

Reference number: 8698-1700-0329-1097-6223
Type of assessment: RdSAP, existing dwelling
Total floor area: 37 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:	£ 1,605
Over 3 years you could save	£ 696

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 81 over 3 years	£ 81 over 3 years	
Heating	£ 1,320 over 3 years	£ 702 over 3 years	
Hot Water	£ 204 over 3 years	£ 126 over 3 years	
Totals	£ 1,605	£ 909	

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

	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	61	95

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 Internal or external wall insulation	£4,000 - £14,000	£ 294
2 Floor Insulation	£800 - £1,200	£ 78
3 Heating controls (room thermostat)	£350 - £450	£ 48

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.