

365 Residential

CALFE FEN CLOSE

Soham



- Detached Family Home
- Quiet Location
- En-Suite
- Garage
- Corner Plot
- 3 Bedrooms
- Conservatory
- Enclosed Garden



Calfe Fen Close
Soham

£925pcm

Detached Family Home On A Corner Plot. . Master Bedroom With En-Suite, 2 Further Bedrooms, Family Bathroom, Living Room, Dining Room, Cloakroom, Kitchen, Conservatory, Detached Garage, Driveway, Enclosed Garden. Strictly No Pets. Viewing 9am-9pm 7 days a week

Living Room 11' 3" x 12' 3 (3.43m x 3.73m)

Window to front, two windows to side, television point, wood flooring, opening to dining room.

Dining Room 10' 8" x 7' 7 (3.25m x 2.31m)

Wood flooring, patio door to conservatory.

Cloakroom

Kitchen 10' 0" x 7' 11 (3.05m x 2.41m)

Window to rear, wall and base level units, work surfaces, sink bowl and drainer, space for washing machine and dishwasher, wall mounted boiler, under stairs storage cupboard, radiator.

Conservatory 8' 5" x 5' 9 (2.56m x 1.75m)

Door to side, patio door to garden, wood flooring.

Master Bedroom 9' 10" x 9' 4 (2.99m x 2.84m)

En-Suite

Shower, W/C pedestal, sink.

Bedroom 2 10' 9" x 8' 6 (3.27m x 2.59m)

Window to front, radiator, artex ceiling.

Bedroom 3 7' 2" x 7' 1 (2.18m x 2.16m)

Window to front, built in cupboard, radiator.

Rear Garden

Detached Garage & Driveway

Energy Performance Certificate



10, Calfe Fen Close, Soham, ELY, CB7 5GD

Dwelling type: Detached house
Date of assessment: 10 May 2013
Date of certificate: 10 May 2013

Reference number: 9108-1024-6285-7767-8910
Type of assessment: RdSAP, existing dwelling
Total floor area: 75 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:	£ 2,682
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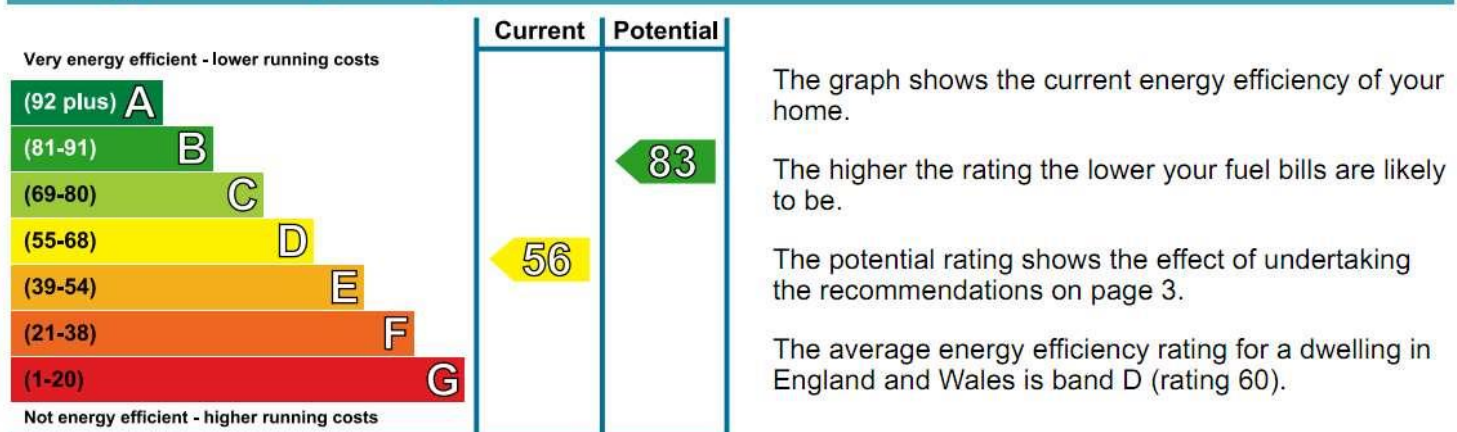
Over 3 years you could save	£ 1,002
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Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 240 over 3 years	£ 144 over 3 years	
Heating	£ 1,914 over 3 years	£ 1,329 over 3 years	
Hot Water	£ 528 over 3 years	£ 207 over 3 years	
Totals	£ 2,682	£ 1,680	

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 Increase loft insulation to 270 mm	£100 - £350	£ 63	
2 Floor insulation	£800 - £1,200	£ 186	
3 Increase hot water cylinder insulation	£15 - £30	£ 66	

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.