

365 Residential

THE BIRCHES

Soham



- A Must View Property
- Substantial Property
- 2 Bathrooms
- Large Garden
- Available 20/07/2019
- 4 Large Bedrooms
- 3 Receptions
- Double Garage & Off Road Parking



The Birches
Soham

Monthly Rental £2000

A Substantial Detached Family Home Available 20/07/2019. 4 Large Bedrooms, 2 Bathrooms, 3 Reception Rooms, Cloakroom, Utility Room, Kitchen, Large Enclosed Garden, Private Drive With Double Garage. A Must View Property. Viewings Available Now.

Entrance Hall

Dining Room 11' 9" x 11' 9" (3.58m x 3.58m)

Study 11' 10" x 7' 9" (3.60m x 2.36m)

Cloakroom

Kitchen 11' 9" x 14' 4" (3.58m x 4.37m)

Utility Room 11' 10" x 8' 5" (3.60m x 2.56m)

Living Room 18' 5" x 15' 7" (5.61m x 4.75m)

Master Bedroom 16' 6" x 15' 7" (5.03m x 4.75m)

Ensuite

Bedroom 2 12' 6" x 12' 4" (3.81m x 3.76m)

Bedroom 3 12' 6" x 11' 9" (3.81m x 3.58m)

Bedroom 4 11' 10" x 11' 9" (3.60m x 3.58m)

Family Bathroom 11' 10" x 8' 5" (3.60m x 2.56m)

Outside

Large Rear Garden, Front Garden, Side Garden, Off Road Parking & Double Garage.

1 The Birches, Soham, CB7 5FH



Total Area: 207.2 m² ... 2230 ft²
 All measurements are approximate and for display purposes only.

Energy Performance Certificate

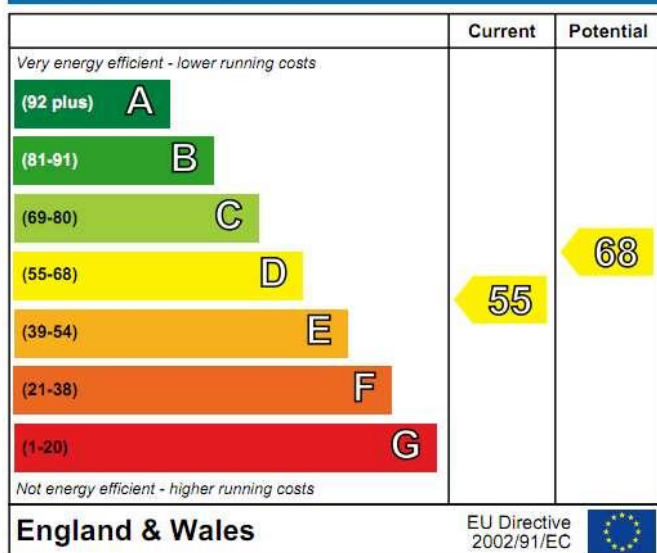


1 The Birches
Soham
ELY
Cambridgeshire
CB7 5FH

Dwelling type: Detached house
Date of assessment: 06 May 2010
Date of certificate: 06 May 2010
Reference number: 0168-6009-6255-7250-6900
Type of assessment: RdSAP, existing dwelling
Total floor area: 204 m²

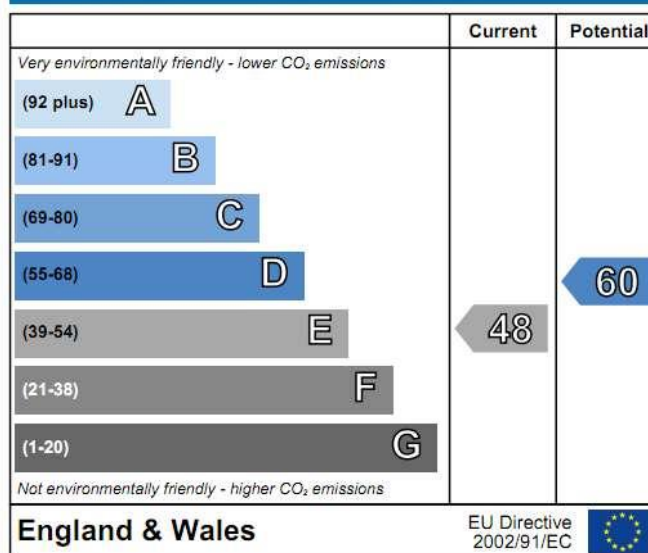
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



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



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	269 kWh/m ² per year	194 kWh/m ² per year
Carbon dioxide emissions	9.9 tonnes per year	7.3 tonnes per year
Lighting	£231 per year	£122 per year
Heating	£1228 per year	£950 per year
Hot Water	£237 per year	£169 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 temperatures, 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.