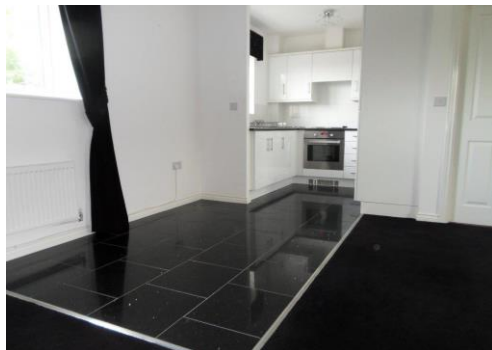


# 365 Residential

**THE PRESIDENTS,**  
Beck Row



- **Detached \*\*\*\*\***
- **2 Mins From RAF Mildenhall**
- **Modern Bathroom**
- **Allocated Parking**
- **Modern Coach House**
- **Master Bedroom with Fitted Wardrobes**
- **2nd Bedroom**



**The Presidents**  
Beck Row

**£1010pcm**

2 MINS FROM BASE. AVAILABLE 13/07/2020 A MODERN DETACHED COACH HOUSE. 2 BEDROOMS, FITTED WARDROBES, BATHROOM, LARGE OPEN PLAN LIVING DINING ROOM, KITCHEN WITH INTEGRATED APPLIANCES, ALLOCATED PARKING. VIEWINGS 9am-9pm 7 DAYS A WEEK.

**Living/Dining Room** 18' 7" x 13' 4" (5.66m x 4.06m)  
Tiled Flooring to Dining Area through to Kitchen.

**Kitchen** 7' 9" x 7' 1" (2.36m x 2.16m)  
Integrated Fridge Freezer, Dishwasher, Washing Machine, Oven, Hob & Hood.

**Landing** 6' 11" x 3' 1" (2.11m x 0.94m)  
Airing Cupboard and space for Tumble Dryer.

**Bedroom 1** 12' 6" x 10' 6" (3.81m x 3.20m)  
With Fitted Wardrobes.

**Bedroom 2** 10' 7" x 7' 2" (3.22m x 2.18m)

**Bathroom** 6' 8" x 9' 3" (2.03m x 2.82m)  
W/C, Pedestal Hand Basin, Bath and Recessed Shower Cubicle.

**Outside**  
2 Allocated Parking Spaces and Visitors Spaces.

# Energy Performance Certificate



5, The Presidents  
Beck Row  
BURY ST. EDMUNDS  
IP28 8HS

Dwelling type: Detached house  
Date of assessment: 22-Jul-2010  
Date of certificate: 27 July 2010  
Reference number: 8930-6233-7510-1842-6922  
Type of assessment: SAP, new dwelling  
Total floor area: 75 m<sup>2</sup>

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 (CO<sub>2</sub>) emissions.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>	<b>59</b>	<b>60</b>
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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 (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>	<b>70</b>	<b>71</b>
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	236 kWh/m <sup>2</sup> per year	233 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.7 tonnes per year	2.6 tonnes per year
Lighting	£57 per year	£38 per year
Heating	£416 per year	£424 per year
Hot water	£151 per year	£151 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase 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.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call **0800 512 012** or visit **www.energysavingtrust.org.uk**