

# 365 Residential

**NORTHFIELD PARK,  
Soham**



- Solar Panels
- Study/Dressing Room
- Conservatory
- Enclosed Gated Rear Garden
- 2 Bedrooms
- Kitchen/Diner
- Parking & Garage
- Available 05/04/2021



**Northfield Park**  
Soham

**£795pcm**

Available 05/04/2021. This 2 Bedroom Property Offers Ample Living Accommodation Along With Additional Conservatory, 2 Double Bedrooms And A Study/Dressing Room, Conservatory, Solar Panels, Front And Rear Gardens, Parking And Garage. Viewings 9am-9pm 7 Days A Week.

**Lounge**

Large and airy room, open to Kitchen/diner, stairs to first floor accommodation, carpeted

**Kitchen/Diner**

Open plan kitchen/diner, leading to added conservatory, storage cupboards and cooker

**Conservatory**

Great additional room, for extra living space, door leading to enclosed rear garden

**Bathroom**

White 3 piece suite comprising, hand basin, w/c and bath with shower over.

**Bedroom 1**

Carpeted

**Bedroom 2**

Carpeted

**Bedroom 3**

Carpeted Window to front aspect

**Landing**

Carpeted and stair leading to ground floor lounge

**Outside**

Low maintenance rear garden, laid to shingle and patio, with fenced and gated allowing rear access.



24, Northfield Park, Soham, ELY, CB7 5UZ

**Dwelling type:** Semi-detached house  
**Date of assessment:** 04 September 2014  
**Date of certificate:** 08 September 2014

**Reference number:** 8624-6621-6080-0884-5906  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 66 m<sup>2</sup>

### Use this document to:

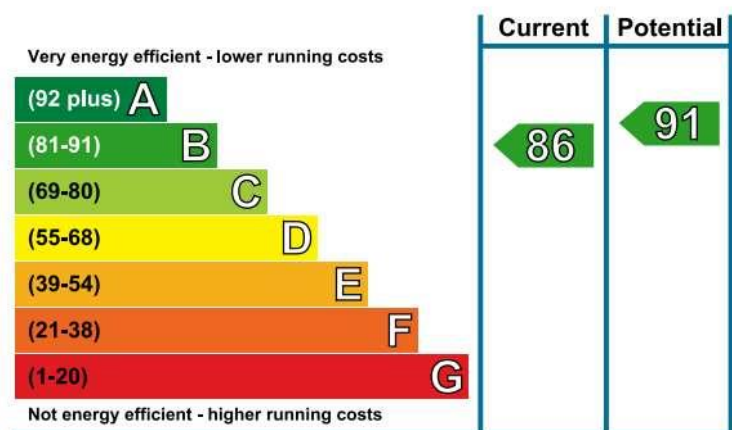
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,614</b>
<b>Over 3 years you could save</b>	<b>£ 246</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 177 over 3 years	£ 129 over 3 years	
Heating	£ 1,158 over 3 years	£ 1,047 over 3 years	
Hot Water	£ 279 over 3 years	£ 192 over 3 years	
<b>Totals</b>	<b>£ 1,614</b>	<b>£ 1,368</b>	

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	Available with Green Deal
1 Floor Insulation	£800 - £1,200	£ 99	
2 Low energy lighting for all fixed outlets	£15	£ 42	
3 Solar water heating	£4,000 - £6,000	£ 87	

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](http://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.