

# let 365 sales

**BUSHEL LANE,**  
Soham



- 3 Bedrooms
- Modern Bathroom
- Garage
- Must Be Viewed
- Modern Kitchen
- Larger Than Average Garden
- Off Road Parking
- Viewing 7 Days A Week, 9am-9pm



**Bushel Lane**  
Soham, Ely, CB7 5BY

**Monthly Rental Of**  
**£925**

A Semi-Detached House Located In Bushel Lane Offering A Larger Than Average Garden And Ample Off Road Parking. 3 Bedrooms, Family Bathroom On Ground Floor, Kitchen, Dining Room, Living Room, Garage. Available 28/11/18. Viewings 9am-9pm 7 Days A Week.

**Living Room**

**Dining Room**

**Kitchen**

Includes Dishwasher, Fridge Freezer, Under Counter Fridge.

**Family Bathroom**

**Bedroom 1**

**Bedroom 2**

**Bedroom 3**

**Outside**

Large Garden, Storage Shed, Patio. Front Off Road Parking & Garage.





# Energy Performance Certificate

9, Bushel Lane, Soham, ELY, CB7 5BY

**Dwelling type:** Semi-detached house  
**Date of assessment:** 16 March 2016  
**Date of certificate:** 16 March 2016

**Reference number:** 8304-2364-6329-2497-9763  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 81 m<sup>2</sup>

## Use this document to:

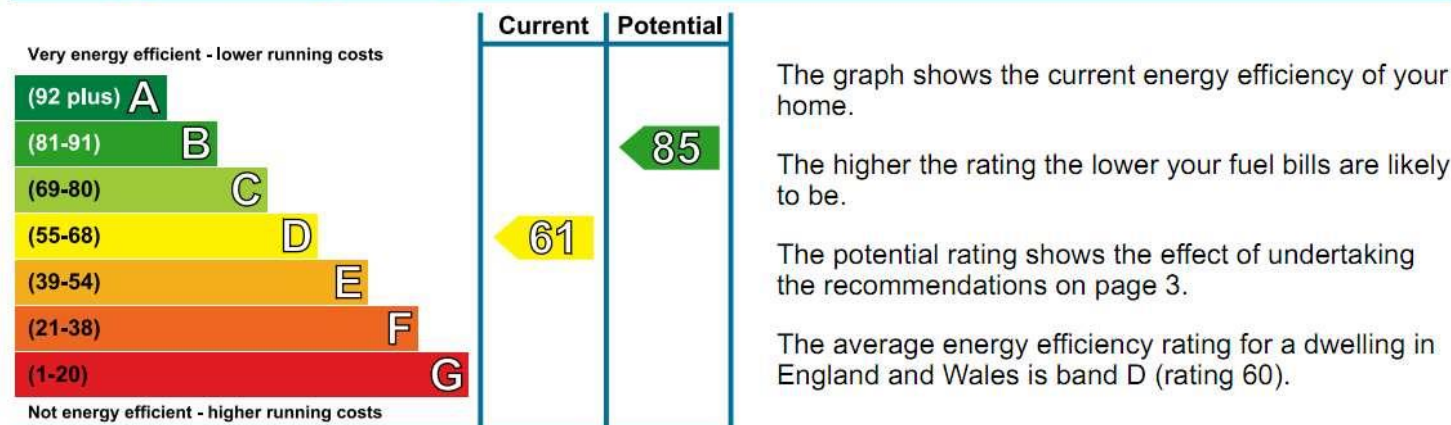
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,781</b>
<b>Over 3 years you could save</b>	<b>£ 1,005</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 171 over 3 years	£ 171 over 3 years	
Heating	£ 2,289 over 3 years	£ 1,392 over 3 years	
Hot Water	£ 321 over 3 years	£ 213 over 3 years	
<b>Totals</b>	<b>£ 2,781</b>	<b>£ 1,776</b>	

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 Internal or external wall insulation	£4,000 - £14,000	£ 801	
2 Floor insulation (suspended floor)	£800 - £1,200	£ 93	
3 Solar water heating	£4,000 - £6,000	£ 108	

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](http://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.