

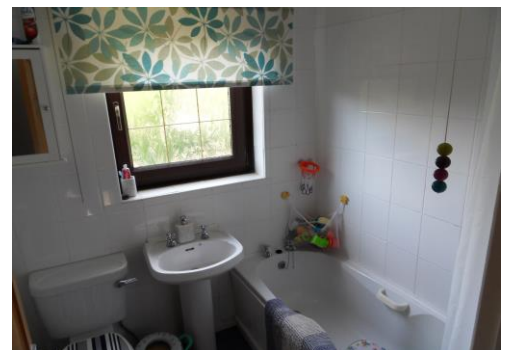
365 Residential

GIMBERT ROAD

Soham



- Available 01/06/2021
- Double Glazed
- Enclosed Garden
- Viewings 9am-9pm 7 Days A Week
- End Of Terrace
- Gas Central Heating
- Allocated Parking



Gimbert Road
Soham

Monthly Rent £750

A Well Presented, 2 Bedroom End Terraced House, Situated In This Quiet Popular Residential Area. The Property Benefits From 2 Bedrooms, Family Bathroom, Living/Dining Room, Kitchen, Delightful Rear Garden With Gated Side Access And Allocated Parking. Viewings 9am - 9pm 7 Days A Week.

Entrance Hall

Front door leading to carpeted Stairs, wood panelled door leading to Living room, wood flooring and radiator

Living Room 13' 11" x 10' 8" (4.24m x 3.24m)

Double glazed window to front, TV point, and radiator, gas fire with back boiler, wood flooring, and door leading to Kitchen diner.

Kitchen 7' 0" x 14' 1" (2.14m x 4.30m)

Range of low and high level white units, Stainless steel sink with mixer taps, plumbing for washing machine, wood effect flooring, rear aspect double glazed window overlooking garden, Back door and door leading to under stairs storage cupboard.

First Floor

Landing

Carpeted stairs, wood flooring, loft hatch, wood panelled doors leading to Bathroom, Airing cupboard and bedrooms.

Bedroom 1 10' 8" x 9' 9" (3.24m x 2.98m)

Double glazed windows to front aspect, radiator, Wood flooring, large built in wardrobe and over bed storage.

Bedroom 2 7' 7" x 8' 7" (2.32m x 2.62m)

Double glazed window to rear aspect, radiator, and wood effect flooring and built in wardrobe.

Bathroom

White 3 piece suite comprising of bath (with shower over), hand basin and w/c, wood panelled bath, laminate flooring, window to rear aspect and heated towel rail.

Outside

Enclosed rear garden, fenced and gated, laid mainly to artificial grass for easy maintenance, large shed and patio area. To the front of the property there is a handy out-shed along with front garden laid mainly to lawn.

20 Gimbert Road, Soham, CB7 5FD



Total Area: 56.2 m² ... 605 ft²

All measurements are approximate and for display purposes only

Energy Performance Certificate

20, Gimbert Road, Soham, ELY, CB7 5FD

Dwelling type: End-terrace house
Date of assessment: 16 October 2014
Date of certificate: 16 October 2014

Reference number: 9668-5981-7250-2494-0914
Type of assessment: RdSAP, existing dwelling
Total floor area: 55 m²

Use this document to:

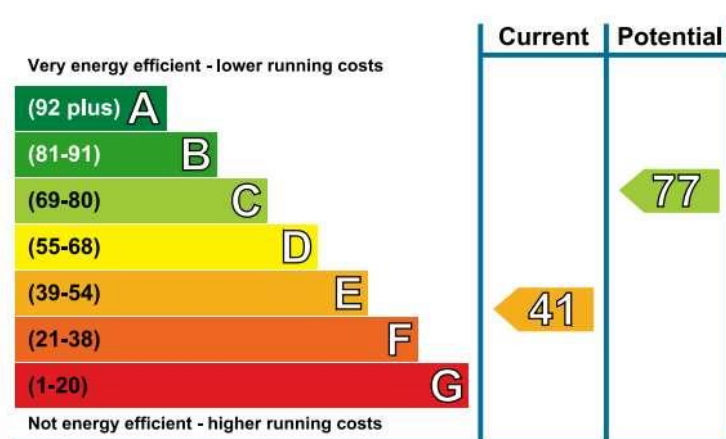
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,135
Over 3 years you could save	£ 1,197

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 210 over 3 years	£ 105 over 3 years	
Heating	£ 2,319 over 3 years	£ 1,608 over 3 years	
Hot Water	£ 606 over 3 years	£ 225 over 3 years	
Totals	£ 3,135	£ 1,938	

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 Increase loft insulation to 270 mm	£100 - £350	£ 186	
2 Floor Insulation	£800 - £1,200	£ 213	
3 Increase hot water cylinder insulation	£15 - £30	£ 72	

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 or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.