

# 365 Residential

## GUNTONS CLOSE

Soham



- New To The Rental Market
- 4 Bedrooms
- Conservatory
- Local To Schools & Amenities
- Semi Detached
- 2 Receptions
- Quiet Location
- EPC Rating E



**Guntons Close**  
Soham

**£1250pcm**

New To The Rental Market, A Well Presented Semi Detached House, 4 Bedrooms, Family Bathroom With Shower Over, Cloakroom, Dining Room, Kitchen, Living Room, Conservatory, Enclosed Rear Garden, Garage Converted To A Spare Room, Driveway Parking. Viewings 9am-9pm 7 Days A Week.

# Energy performance certificate (EPC)

64, Guntons Close  
Soham  
ELY  
CB7 5DN

Energy rating

**E**

Valid until: **15 March 2022**

Certificate number: **9768-3099-6297-9062-4970**

Property type

Semi-detached house

Total floor area

92 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be D.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		62   <b>D</b>
39-54	<b>E</b>	50   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60