

# 365 Residential

## KINGFISHER DRIVE

Soham

- Modern Townhouse
- Master Bedroom & En-Suite
- Garage
- Kitchen/Diner
- Enclosed Garden
- Viewings 9am-9pm 7 Days A Week



**Kingfisher Drive**  
Soham

**£1275pcm**

A Delightful Family Home. 4 Bedrooms, 3 Storey Mid-Terraced Townhouse, Enclosed Rear Garden. The Property Benefits From A Single Garage And Parking. Available 04/08/2021, Viewings 9am-9pm 7 Days A Week.

## Ground Floor

### Entrance Hall

Front door, 4 further doors leading to W/C, Lounge, kitchen/diner, and under stair storage cupboard, Radiator and stairs to the first floor, wood effect flooring.

### Cloakroom

Wood effect flooring, White W/C and hand basin, radiator.

### Kitchen/Diner 17' 5" x 11' 10" (5.30m x 3.60m)

Range of modern white low and high level units, Sink with mixer taps, Rear facing French doors leading to garden, back door and window to rear, wood effect flooring, gas hob, electric oven, plumbing for dishwasher and washing machine, radiator, glass door leading to Living Room.

### Living Room 10' 8" x 14' 9" (3.25m x 4.49m)

Front facing window, wood effect flooring, glass door leading to Kitchen/ Diner, TV and phone point, radiator.

## First Floor

### Master Bedroom 13' 1" x 13' 1" (3.98m x 3.98m)

Double glazed window to front aspect, TV and phone point, radiator, carpeted, door leading to En-Suite.

### En-Suite

Shower cubicle, partly tiled, white sink and W/C, light tiled flooring, Window to front, radiator.

### Bedroom 4 9' 11" x 8' 6" (3.02m x 2.59m)

Window to the rear, carpeted, radiator.

### Family Bathroom

Partly tiled walls, slate effect tiled flooring, radiator, and white 3 piece suite comprising Bath, W/C and pedestal basin.

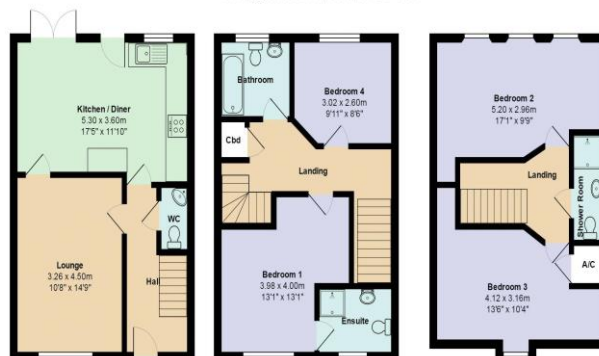
### Landing

Carpeted stairs leading to Second floor.

## Second Floor

### Bedroom 2 17' 1" x 9' 9" (5.20m x 2.97m)

103 Kingfisher Drive, Soham, CB7 5GP



Total Area: 125.0 m<sup>2</sup> ... 1345 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

# Energy Performance Certificate

103, Kingfisher Drive, Soham, ELY, CB7 5GP

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 05 May 2012  
**Date of certificate:** 06 May 2012

**Reference number:** 0858-4034-6285-9282-1970  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 118 m<sup>2</sup>

## Use this document to:

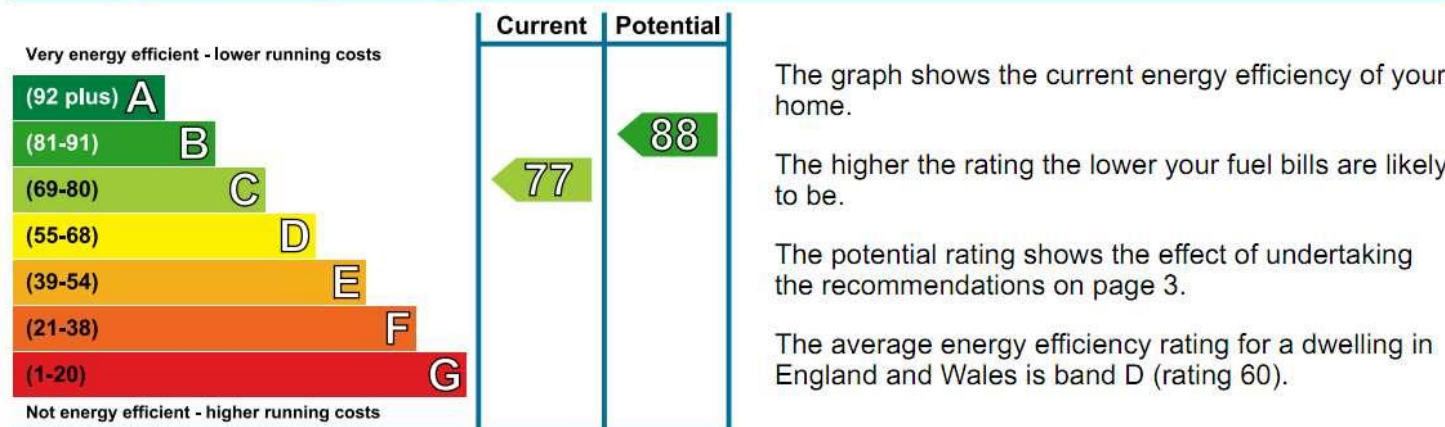
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,833</b>
<b>Over 3 years you could save</b>	<b>£ 264</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 357 over 3 years	£ 180 over 3 years	
Heating	£ 1,146 over 3 years	£ 1,179 over 3 years	
Hot Water	£ 330 over 3 years	£ 210 over 3 years	
<b>Totals</b>	<b>£ 1,833</b>	<b>£ 1,569</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 Low energy lighting for all fixed outlets	£80	£ 153	
2 Solar water heating	£4,000 - £6,000	£ 111	✓
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 675	✓

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.