

365 Residential

GUNTONS CLOSE

Soham



- Available Soon
- Enclosed Garden
- 3 Bedrooms
- Garage & Driveway



Guntons Close
Soham

Monthly Rental £850

Available 21/12/2019 A 3 Bedroom Semi Detached House In This Popular Close. Kitchen, Lounge/Diner, Bathroom And 3 Bedrooms. Enclosed Garden, Garage And Driveway. Local To Schools and Amenities. Viewing 9am-9pm 7 Days A Week.

Entrance Hall

Driveway.

Kitchen 9' 6" x 6' 10" (2.90m x 2.08m)

Living Room 18' 0" x 12' 0" (5.49m x 3.66m)

Bedroom 1 12' 2" x 10' 0" (3.71m x 3.05m)

Bedroom 2 15' 2" x 7' 8" (4.62m x 2.34m)

Bedroom 3 8' 6" x 7' 7" (2.59m x 2.31m)

Bathroom

Outside

Enclosed Rear Garden, Side Walk Way To Garage And



Energy Performance Certificate



42, Guntons Close, Soham, ELY, CB7 5DN

Dwelling type: Semi-detached house
Date of assessment: 29 May 2015
Date of certificate: 29 May 2015

Reference number: 2518-0002-6295-6665-5944
Type of assessment: RdSAP, existing dwelling
Total floor area: 75 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:	£ 2,178
Over 3 years you could save	£ 483

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 147 over 3 years	£ 147 over 3 years	
Heating	£ 1,731 over 3 years	£ 1,350 over 3 years	
Hot Water	£ 300 over 3 years	£ 198 over 3 years	
Totals	£ 2,178	£ 1,695	

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

Very energy efficient - lower running costs

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

Current	Potential
67	85

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
1 Cavity wall insulation	£500 - £1,500	£ 381
2 Solar water heating	£4,000 - £6,000	£ 102
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 822

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.