Southend Road
Chelmsford, CM2

£420,000

Situated in this NON-ESTATE location is this EXTENDED bungalow boasting 2/3 DOUBLE BEDROOMS and an IMPRESSIVE 75' REAR GARDEN, plus entrance hall, lounge, dining rm, MODERN KITCHEN with Granite worktops, 18' UTILITY ROOM, conservatory, refitted bathroom, and GARAGE & AMPLE PARKING. View today!

TORQUAY ROAD | SPRINGFIELD | CM1 6NF
Tel: 01245 269 777
E-mail: phil@hamiltonpiers.co.uk

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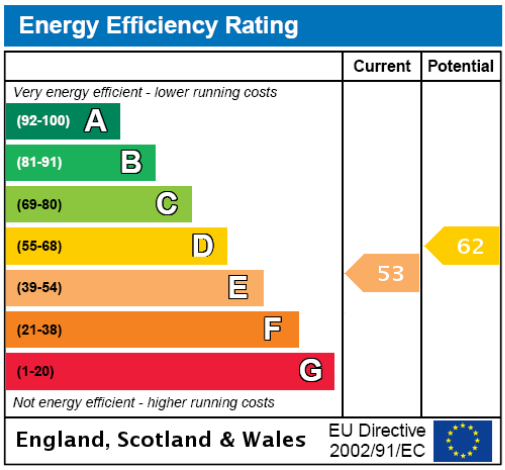
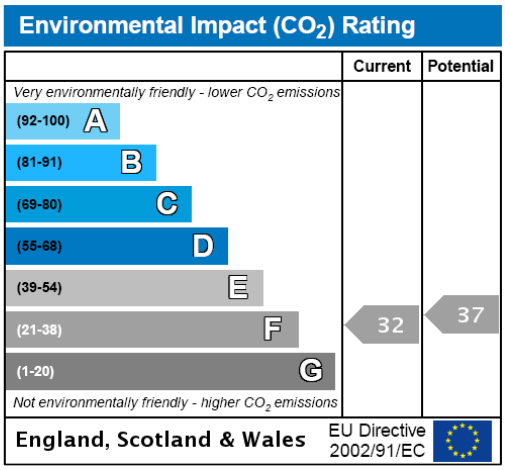
YOUR LOCAL PROPERTY SPECIALISTS





Hamilton Piers of Chelmsford are delighted to offer for sale this spacious, EXTENDED and well presented semi-detached bungalow located in a NON-ESTATE POSITION in the very much sought-after village of Howe Green. The property's spacious accommodation includes; entrance hall, lounge (could be swapped with dining room to create a third bedroom*), dining room, MODERN FITTED KITCHEN with built-in appliances and Granite worktops, a generous 18' UTILITY ROOM, conservatory overlooking the delightful rear garden, inner hallway, and TWO DOUBLE BEDROOMS with refitted family bathroom.
Externally the property boasts driveway parking for three cars, a garage - offering EXCELLENT POTENTIAL to convert or possibly extend further (stpp), and the 75' REAR GARDEN.
Howe Green is ideally located within easy access to the A130, A12, and Chelmsford City Centre.
VIEWINGS ARE HIGHLY RECOMMENDED!

The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR:-

ENTRANCE HALL:
Entrance door to front, wood effect flooring, storage heater, doors to utility and dining room.

DININGROOM: (12'2" x 9'8)
Glazed window to rear, wood effect flooring, storage heater, open plan to lounge, inner hallway & kitchen.

LOUNGE: (11'6" x 10'6")
Double glazed bay window to front, wood effect flooring, storage heater. *could be used as a third bedroom if the dining room was used as the principal lounge.

KITCHEN: (12'11" x 8')
Double glazed windows to rear & side, range of wall and base units, granite work surfaces with stainless sink inset, tiled floor, built in double oven, gas hob (with extractor over), space for fridge & dishwaher, door to utility.

UTILITY: (18'6" x 9'2)
Double glazed window to side, range of wall and base units, space for washing machine & tumble dryer, storage heater, wood effect flooring, door to conservatory & garage.

CONSERVATORY: (14'2" x 9'1")
Double glazed windows to side and rear aspects, tiled floor (with under floor heating), storage heater, door to

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garden.

INNERHALLWAY:
Loft access, storage heater wood effect flooring, doors to bedroom one, bedroom two & family bathroom.

BEDROOM ONE: (10'11" x 10'6)
Double glazed window to front, built in double wardrobe, stora
ge heater, wood effect flooring.

BEDROOMTWO:(16'4" x 12'11)
Double glazed window to rear, wood effect flooring, storage heater, patio doors to rear.

FAMILYBATHROOM:
Free standing roll-top bath, low-level WC, wall mounted hand wash basin, fully tiled shower cubicle, tiled walls.

EXTERIOR:

REAR GARDEN:
A 75' rear garden with brick paved patio area to rear, remainder laid to lawn, two storage sheds.

FRONT GARDEN:
To the front of the property is a lawned area, with driveway leading providing off road parking for three cars leading up to the garage with electric up and over door (power & lighting connected).

AGENTS NOTES
If you have any further questions regarding this property, please call Hamilton Piers

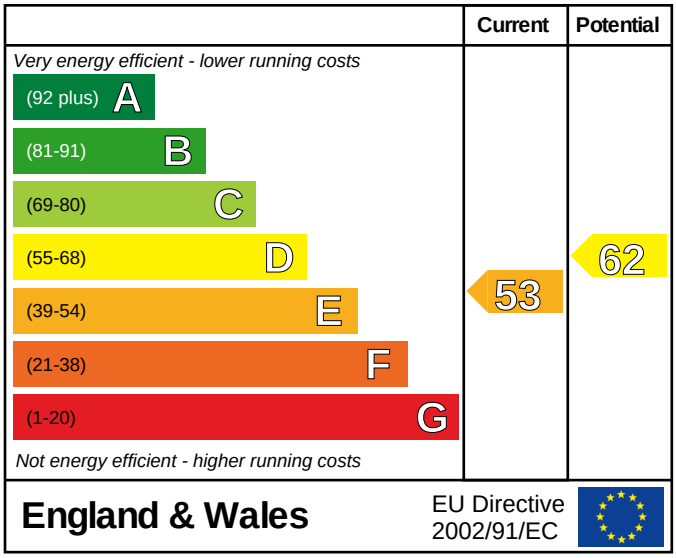
Energy Performance Certificate

Whymoss
Southend Road
Howe Green
CHELMSFORD
CM2 7TE

Dwelling type:	Detached bungalow
Date of assessment:	06 July 2011
Date of certificate:	07 July 2011
Reference number:	0238-1034-6273-8589-2914
Type of assessment:	RdSAP, existing dwelling
Total floor area:	83 m^2

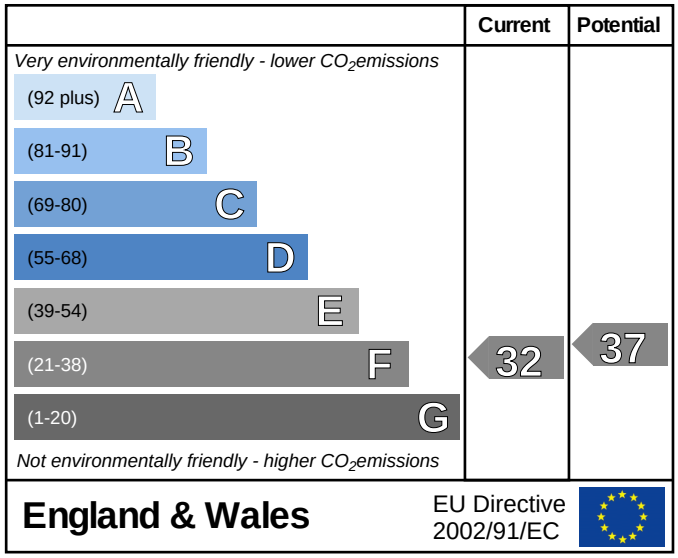
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO_2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO_2) emissions and fuel costs of this home

	Current	Potential
Energy use	509 kWh/m^2per year	448 kWh/m^2per year
Carbon dioxide emissions	7.5 tonnes per year	6.6 tonnes per year
Lighting	£76 per year	£48 per year
Heating	£799 per year	£652 per year
Hot water	£118 per year	£118 per year

You could save up to £175 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by Elmhurst Energy Systems Ltd, to a scheme authorised by the Government. This certificate was produced using the RdSAP 2009 assessment methodology and has been produced under the Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007 as amended. A copy of the certificate has been lodged on a national register.

Assessor's accreditation number:	EES/002620
Assessor's name:	Mr. David Alan White
Company name/trading name:	David Alan White
Address:	15 Wells Hall Road Great Cornard Suffolk CO10 0NH
Phone number:	01787 379702
Fax number:	[fax]
E-mail address:	david@dwea.co.uk
Related party disclosure:	No related party

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the preceding page. You can get contact details of the accreditation scheme from their website at www.elmhurstenergy.co.uk together with details of their procedures for confirming authenticity of a certificate and for making a complaint.

About the building's performance ratings

The ratings on the certificate provide a measure of the buildings overall energy efficiency and its environmental impact, calculated in accordance with a national methodology that takes into account factors such as insulation, heating and hot water systems, ventilation and fuels used. The average Energy Efficiency Rating for a dwelling in England and Wales is band E (rating 50).

Not all buildings are used in the same way, so energy ratings use standard occupancy assumptions which may be different from the specific way you use your home. Different methods of calculation are used for homes and for other buildings. Details can be found at www.communities.gov.uk/epbd.

Buildings that are more energy efficient use less energy, save money and help protect the environment. A building with a rating of 100 would cost almost nothing to heat and light and would cause almost no carbon emissions. The potential ratings on the certificate describe how close this building could get to 100 if all the cost effective recommended improvements were implemented.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The way we use energy in buildings causes emissions of carbon. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions and other buildings produce a further one-sixth.

The average household causes about 6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. You could reduce emissions even more by switching to renewable energy sources. In addition there are many simple everyday measures that will save money, improve comfort and reduce the impact on the environment. Some examples are given at the end of this report.

Directgov

Click www.epcadviser.direct.gov.uk our online tool which uses information from this EPC to show you how to save money on your fuel bills.

Further information about Energy Performance Certificates can be found under Frequently Asked Questions at www.epcregister.com

Recommendations

The measures below are cost effective. The performance ratings after improvement listed below are cumulative, that is they assume the improvements have been installed in the order that they appear in the table. The indicative costs are representative for most properties but may not apply in a particular case.

Lower cost measures	Indicative Cost	Typical savings per year	Ratings after improvement	
			Energy Efficiency	Environmental Impact
1 Increase loft insulation to 270 mm	£100 - £300	£41	D 55	F 34
2 Low energy lighting for all fixed outlets	£28	£20	D 56	F 34
Sub-Total		£61		
Higher cost measures				
3 Fan-assisted storage heaters	£600 - £1,500	£114	D 62	F 37
Total		£175		
Potential energy efficiency rating			D 62	
Potential environmental impact (CO_2) rating				F 37

Further measures to achieve even higher standards

The further measures listed below should be considered in addition to those already specified if aiming for the highest possible standards for this home. However you should check the conditions in any covenants, planning conditions, warranties or sale contracts. The indicative costs are representative for most properties but may not apply in a particular case.

4 Solar water heating	£4,000 - £6,000	£36	D 63	E 41
5 50 mm internal or external wall insulation	£5,500 - £14,500	£20	D 64	E 42
6 Solar photovoltaic panels, 2.5 kWp	£11,000 - £20,000	£222	C 75	E 49
Enhanced energy efficiency rating			C 75	
Enhanced environmental impact (CO_2) rating				E 49

Improvements to the energy efficiency and environmental impact ratings will usually be in step with each other. However, they can sometimes diverge because reduced energy costs are not always accompanied by a reduction in carbon dioxide (CO_2) emissions.

Summary of this home's energy performance related features

The table below gives an assessment of the key individual elements that have an impact on this home's energy and environmental performance. Each element is assessed by the national calculation methodology; 1 star means least efficient and 5 stars means most efficient. The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

Element	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Solid brick, as built, no insulation (assumed) Cavity wall, as built, insulated (assumed)	★☆☆☆☆ ★★★★☆	★☆☆☆☆ ★★★★☆
Roof	Pitched, 100 mm loft insulation Flat, insulated (assumed)	★★★☆☆ ★★★☆☆	★★★☆☆ ★★★☆☆
Floor	Suspended, no insulation (assumed) Solid, no insulation (assumed)	— —	— —
Windows	Fully double glazed	★★★☆☆	★★★☆☆
Main heating	Electric storage heaters	★★★☆☆	★☆☆☆☆
Main heating controls	Manual charge control	★★☆☆☆	★★☆☆☆
Secondary heating	Room heaters, electric	—	—
Hot water	Electric immersion, off-peak	★★★☆☆	★☆☆☆☆
Lighting	Low energy lighting in 42% of fixed outlets	★★★☆☆	★★★☆☆
Current energy efficiency rating		E 53	
Current environmental impact (CO_2) rating			F 32

Low and zero carbon energy sources

None

Renewable Heat Incentive

You could receive 20 years of RHI payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat and, where appropriate, having your loft insulated to 150 mm and cavity walls filled. The energy required for space and water heating shown below would form the basis of the payments. The Department of Energy and Climate Change has up-to date information on technologies supported and the support levels at www.decc.gov.uk/rhi.

This dwelling: Loft insulation less than 150 mm, Cavity walls insulated

Heat demand for RHI	Existing dwelling	With loft insulation only	With cavity insulation only	With loft and cavity insulation
Space heating (kWh per year)	11,360	11,083	-	-
Water heating (kWh per year)	2,141			

About the cost effective measures to improve this home's performance ratings

If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

Lower cost measures

These measures are relatively inexpensive to install and are worth tackling first. The indicative costs of measures included earlier in this EPC include the costs of professional installation in most cases. Some of the cost effective measures below may be installed as DIY projects which will reduce the cost. DIY is not always straightforward, and sometimes there are health and safety risks, so take advice before carrying out DIY improvements.

1 Loft insulation

Loft insulation laid in the loft space or between roof rafters to a depth of at least 270 mm significantly reduces heat loss through the roof, improving levels of comfort, reducing energy use and lowering fuel bills. The loft space must have adequate ventilation to prevent dampness. Further information about loft insulation and details of local contractors can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk).

2 Low energy lighting

Low energy light bulbs last up to 12 times longer than ordinary ones and reduce lighting costs.

Higher cost measures

3 Fan assisted storage heaters

Fan assisted storage heaters with automatic control are smaller and easier to control than the older type in the property. Building Regulations apply to this work.

About the further measures to achieve even higher standards

Further measures that could deliver even higher standards for this home. You should check the conditions in any covenants, planning conditions, warranties or sale contracts before undertaking any of these measures. If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approal from your landlord if the lease either requires it, or makes no express provision for such work.

4 Solar water heating

A solar water heating panel uses the sun to pre-heat the hot water supply, significantly reducing demand on the heating system to provide hot water and hence save fuel and money. You could be eligible for Renewable Heat Incentive payments which could appreciably increase the savings beyond those shown on your EPC, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

5 Internal or external wall insulation

Solid wall insulation involves adding a layer of insulation to either the inside or the outside surface of the external walls, which reduces heat loss and lowers fuel bills. Further information can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk).

6 Solar photovoltaic (PV) panels

A solar PV system converts light directly into electricity via panels placed on the roof and can be used throughout the home. Building Regulations apply to this work and planning restrictions may apply. You could be eligible for a Feed-in Tariff which could appreciably increase the savings beyond those shown on your EPC, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

What can I do today?

Actions that will save money and reduce the impact of your home on the environment include:

- Ensure that you understand the dwelling and how its energy systems are intended to work so as to obtain the maximum benefit in terms of reducing energy use and CO_2emissions.
- The dwelling has a conservatory with heating provided to it. Because of its high glazed area it has high heat losses; restrict the heating of the conservatory to times when it is being used and to a reasonable temperature level.
- Check that your heating system thermostat is not set too high (in a home, 21°C in the living room is suggested) and use the timer to ensure you only heat the building when necessary.
- Make sure your hot water is not too hot - a cylinder thermostat need not normally be higher than 60°C
- Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers (e.g. for mobile phones) turned on when you are not using them.
- Close your curtains at night to reduce heat escaping through the windows.
- If you're not filling up the washing machine, tumble dryer or dishwasher, use the half-load or economy programme.
- Check the draught-proofing of windows and replace it if appropriate.
- If you have unused open chimneys consider blocking them off (making provision for a ventilation opening and a cowl on top of the chimney to avoid dampness).

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk.