



Located within **ONLY 0.1 MILE TO THE CITY CENTRE** in this sought-after turning is this **THREE BEDROOM** semi-detached property, boasting spacious accommodation with entrance hall & cloakroom, **SPACIOUS LOUNGE**, fitted kitchen, good-sized bedrooms, refitted bathroom, **GARAGE**, driveway, and enclosed garden.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
	53	87
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	45	86
England, Scotland & Wales	EU Directive 2002/91/EC	

Long....
Hamilton Piers are pleased to offer for sale this semi-detached property; ideally located on this quiet sought-after turning, within a VERY SHORT WALK TO THE CITY CENTRE (ideal for commuters, or for those looking for easy access to local shops & amenities). The property offers spacious and well-presented accommodation throughout which includes: entrance hall & cloakroom, a spacious lounge/diner, fitted kitchen, THREE GOOD-SIZED BEDROOMS, and refitted family bathroom. Externally the property boasts front & rear gardens, GARAGE, and driveway parking. Viewings are highly recommended!

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

GROUND FLOOR:-

ENTRANCE HALL:

Entrance door to side aspect, double glazed window to front, stairs to first floor, radiator, doors to cloakroom, kitchen & lounge.

CLOAK ROOM:

Double glazed obscure window to side, low-level WC, wall mounted hand wash basin, radiator.

LOUNGE: (15'4" x 15'2")

Double glazed patio doors to rear, double glazed door to rear, two radiators.

KITCHEN: (9'7" x 8'11")

Double glazed window to front, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, space for fridge freezer, washing machine & cooker.

FIRST FLOOR:-

LANDING:

Airing cupboard, loft access via hatch.

BEDROOM ONE: (11'11" x 9')

Double glazed window to front, built in wardrobe, radiator.

BEDROOMTWO:(11' x 8'11" max)

Double glazed window to rear, built in wardrobe, radiator.

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BEDROOMTHREE: (8'4" x 7'9")

Double glazed window to front, radiator.

FAMILYBATHROOM:

Double glazed obscure window to side, panel bath with shower attachment over, low-level WC, pedestal hand wash basin.

EXTERIOR:

REAR GARDEN:

Mainly laid to lawn with small patio area & shed, gated side access.

FRONT GARDEN:

Front garden with lawn area, off street parking for two cars, to the side of the property is the garage (with up & over door and power & lighting connected.)

AGENTS NOTES

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

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Energy Performance Certificate

23, Boswells Drive, CHELMSFORD, CM2 6LD

Dwelling type: end-terrace house
Date of assessment: 05 February 2016
Date of certificate: 05 February 2016

Reference number: 0547-2825-7327-9306-5371
Type of assessment: RdSAP, existing dwelling
Total floor area: 76 m²

Use this document to:

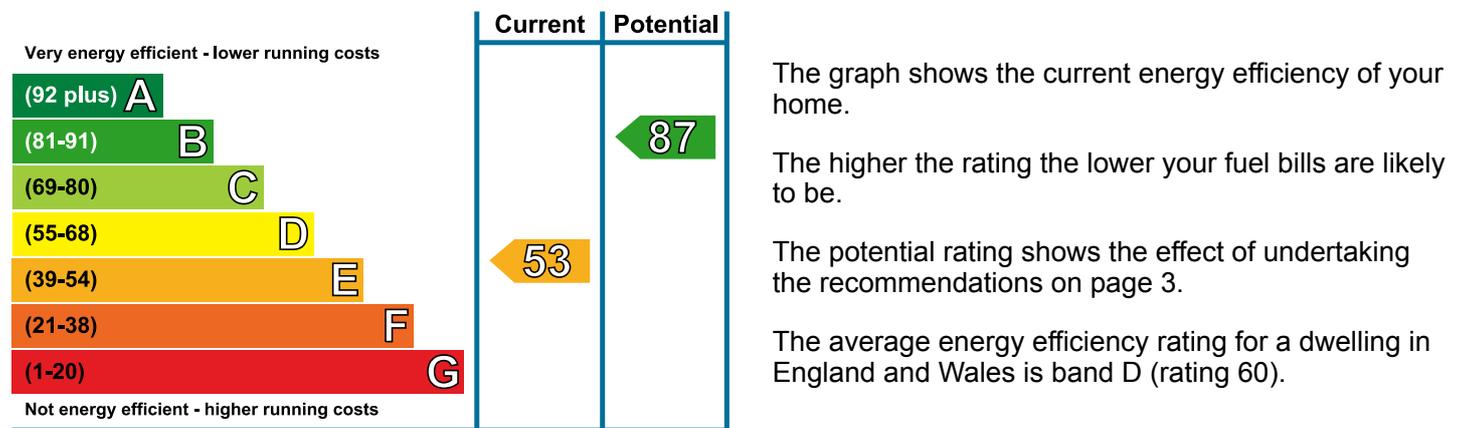
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,294
Over 3 years you could save	£ 1,686

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 177 over 3 years	£ 177 over 3 years	
Heating	£ 2,367 over 3 years	£ 1,209 over 3 years	
Hot Water	£ 750 over 3 years	£ 222 over 3 years	
Totals	£ 3,294	£ 1,608	

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 Cavity wall insulation	£500 - £1,500	£ 465	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 189	
3 Hot water cylinder thermostat	£200 - £400	£ 84	

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.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.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Cavity wall, as built, partial insulation (assumed)	★ ★ ★ ☆ ☆
Roof	Pitched, 150 mm loft insulation	★ ★ ★ ★ ☆
Floor	Solid, no insulation (assumed)	—
Windows	Fully double glazed	★ ★ ★ ★ ☆
Main heating	Boiler and radiators, mains gas	★ ★ ★ ★ ☆
Main heating controls	Programmer, no room thermostat	★ ☆ ☆ ☆ ☆
Secondary heating	None	—
Hot water	From main system, no cylinder thermostat	★ ★ ☆ ☆ ☆
Lighting	Low energy lighting in 86% of fixed outlets	★ ★ ★ ★ ★

Current primary energy use per square metre of floor area: 364 kWh/m² per year

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.

See addendum on the last page relating to items in the table above.

Low and zero carbon energy sources

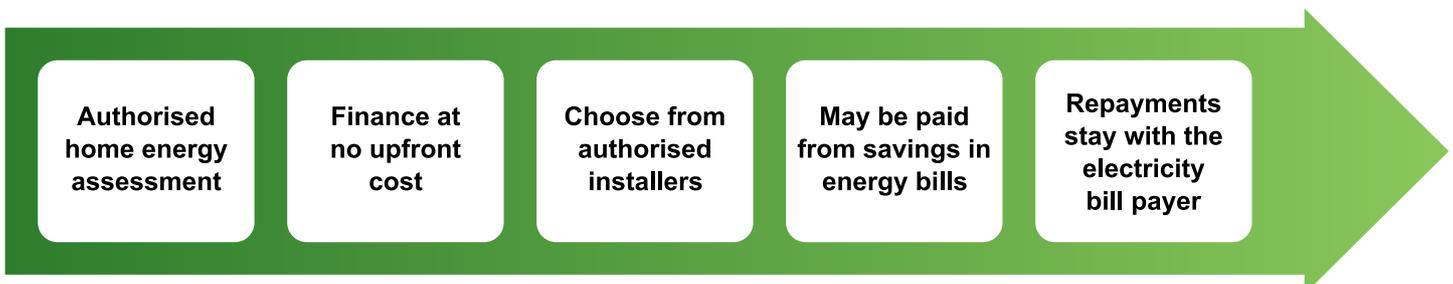
Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

Opportunity to benefit from a Green Deal on this property

The Green Deal may enable owners and occupiers to make improvements to their property to make it more energy efficient. Under a Green Deal, the cost of the improvements is repaid over time via a credit agreement. Repayments are made through a charge added to the electricity bill for the property. To see which improvements are recommended for this property, please turn to page 3. You can choose which improvements you want to install and ask for a quote from an authorised Green Deal provider. They will organise installation by an authorised Green Deal installer. If you move home, the responsibility for paying the Green Deal charge under the credit agreement passes to the new electricity bill payer.

For householders in receipt of income-related benefits, additional help may be available.

To find out more, visit www.direct.gov.uk/savingenergy or call 0300 123 1234.



Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions you could take today to save money is available at www.direct.gov.uk/savingenergy. Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Measures with a green tick  are likely to be fully financed through the Green Deal since the cost of the measures should be covered by the energy they save. Additional support may be available for homes where solid wall insulation is recommended. If you want to take up measures with an orange tick , be aware you may need to contribute some payment up-front.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement	Green Deal finance
Cavity wall insulation	£500 - £1,500	£ 155	 D59	
Floor insulation (solid floor)	£4,000 - £6,000	£ 63	 D62	
Hot water cylinder thermostat	£200 - £400	£ 28	 D63	
Heating controls (room thermostat and TRVs)	£350 - £450	£ 118	 D68	
Replace boiler with new condensing boiler	£2,200 - £3,000	£ 154	 C74	
Solar water heating	£4,000 - £6,000	£ 45	 C76	
Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 283	 B87	

Alternative measures

There are alternative measures below which you could also consider for your home.

- External insulation with cavity wall insulation
- Biomass boiler (Exempted Appliance if in Smoke Control Area)
- Air or ground source heat pump
- Micro CHP

Choosing the right package

Visit 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. You can use this tool to personalise your Green Deal package.

Directgov
 Public services all in one place

Green Deal package	Typical annual savings
Cavity wall insulation	Total savings of £232
Heating controls	
Electricity/gas/other fuel savings	£6 / £226 / £0

You could finance this package of measures under the Green Deal. It could **save you £232 a year** in energy costs, based on typical energy use. Some or all of this saving would be recouped through the charge on your bill.

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by Stroma Certification. You can get contact details of the accreditation scheme at www.stroma.com, together with details of their procedures for confirming authenticity of a certificate and for making a complaint. A copy of this EPC has been lodged on a national register. It will be publicly available and some of the underlying data may be shared with others for compliance and marketing of relevant energy efficiency information. The Government may use some of this data for research or statistical purposes. Green Deal financial details that are obtained by the Government for these purposes will not be disclosed to non-authorized recipients. The current property owner and/or tenant may opt out of having their information shared for marketing purposes.

Assessor's accreditation number: STRO003518
Assessor's name: Stephen Joslin
Phone number: 01245 344534
E-mail address: info@thedeas.com
Related party disclosure: No related party

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

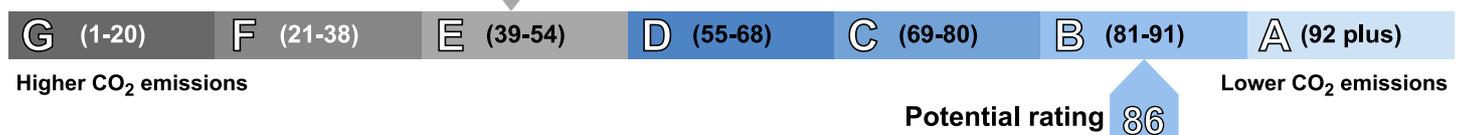
About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 4.9 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 3.8 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Current rating **45**



Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	9,468	(250)	(2,229)	N/A
Water heating (kWh per year)	3,264			