



On the edge of Chelmsford's City Centre is this FOUR-STOREY Georgian home - ideal for commuters or for those looking for a property with POTENTIAL TO CONVERT into studio apartments or into an upmarket H.M.O (STPP). With upto FIVE BEDROOMS and 2/3 KITCHENS, basement, parking, and a 75' GARDEN.





BASEMENT LEVEL
APPROX. FLOOR
AREA 303 SQ.FT.
(28.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 402 SQ.FT.
(37.3 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 486 SQ.FT.
(45.1 SQ.M.)

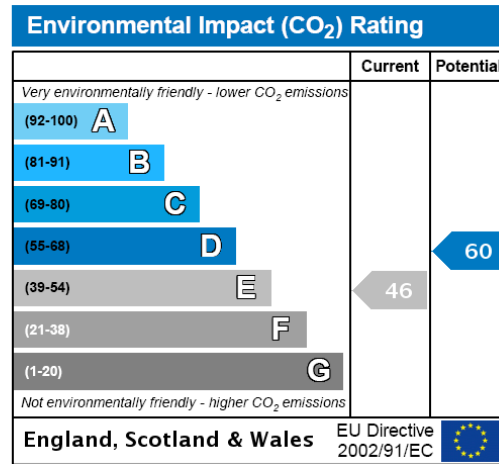
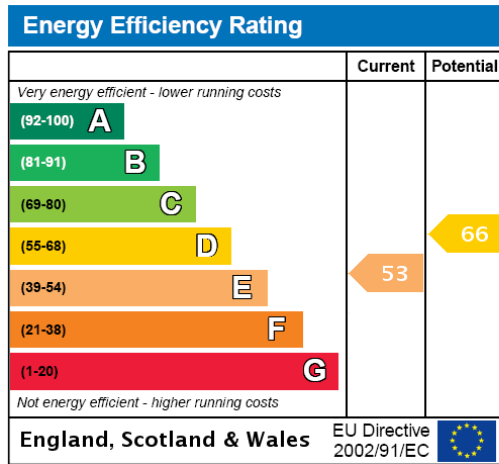


2ND FLOOR
APPROX. FLOOR
AREA 402 SQ.FT.
(37.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1593 SQ.FT. (148.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown herein have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metaplan ©2013.

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.



****ATTENTION COMMUTERS or BUY-TO-LET/ H.M.O INVESTORS****

Hamilton Piers offer for sale this very spacious Georgian townhouse - built circa 1830 and located to the very edge of the City Centre (within a very short stroll to its Mainline Train Station).

Externally the property offers PRIVATE PARKING to the rear and a low-maintenance 75' REAR GARDEN. Internally the property boasts spacious and very versatile accommodation over four floors - which includes the almost self-contained BASEMENT ROOM, upto FIVE BEDROOMS, two bathrooms, and 2-3 KITCHENS.

In the valuer's opinion the layout of the accommodation lends itself ideally to a large family home - within walking distance to very highly-regarded local schooling - and is also ideal for those looking to work from home, or as a BUSINESS PREMISE in a highly desirable main road location.

The property also offers investment buyers EXCELLENT POTENTIAL TO CONVERT into studio residential apartments, bedsits, or HIGH-END ROOM LETS as a H.M.O, obviously subject to planning permissions.

Viewings are highly recommended!

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

GROUND FLOOR:-

ENTRANCE HALL:

Entrance door to front, stairs to basement level & first floor, wood effect flooring, radiator, doors to family room/ bedroom three, study/ bedroom four & kitchen.

FAMILY ROOM/ BEDROOM THREE: (13' x 12'10")

Glazed window to front, feature fire place with open fire inset, radiator.

STUDY/ BEDROOM FOUR: (11'3" x 9'10")

Glazed window to rear, radiator.

UTILITYROOM/ KITCHEN 3: (7'8" x 4'9")

Glazed window to side, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, wood effect flooring, space for washing machine & cooker, door to garden.

SHOWER ROOM:

Obscure glazed window to side, fully tiled shower cubicle, low-level WC, pedestal hand wash basin.

TORQUAY ROAD | SPRINGFIELD | CM1 6NF

Tel: 01245 269 777

E-mail: phil@hamiltonpiers.co.uk

BASEMENT LEVEL:-

LOUNGE/ BEDROOM FIVE: (16'9" x 12'5")
Glazed window to front, radiator.

KITCHEN 2: (11' x 10'11")
Range of wall & base units, breakfast bar, space for fridge freezer, storage cupboard, wood effect flooring, door to garden.

FIRST FLOOR ACCOMMODATION:-

LANDING:
Glazed window to rear, doors to lounge.

LOUNGE: (17' x 13')
Two glazed windows to front, two radiators, door to kitchen.

KITCHEN 1: (11'10 x 9'7")
Two glazed windows to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, built in double oven & gas hob, space for fridge freezer & washing machine.

SECOND FLOOR ACCOMMODATION:-

LANDING:
Airing cupboard, loft access, doors to bedroom one, bedroom two & family bathroom.

BEDROOM ONE: (13' x 10'1")
Glazed window to front, radiator.

BEDROOMTWO:(9'9" x 6'4")
Glazed window to front, radiator.

FAMILYBATHROOM:
Two glazed windows to rear, panel bath with shower over, low-level WC, pedestal hand wash basin, two storage cupboards.

EXTERIOR:

REAR GARDEN:
A very low maintenance, 75' rear garden with patio area to rear, and remainder laid to shingle, two parking spaces to rear.

FRONT GARDEN:
Parking to rear.

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.

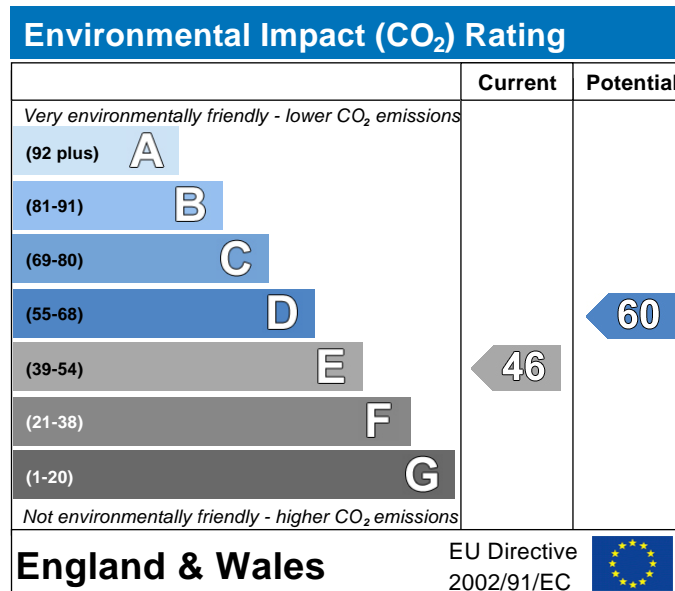
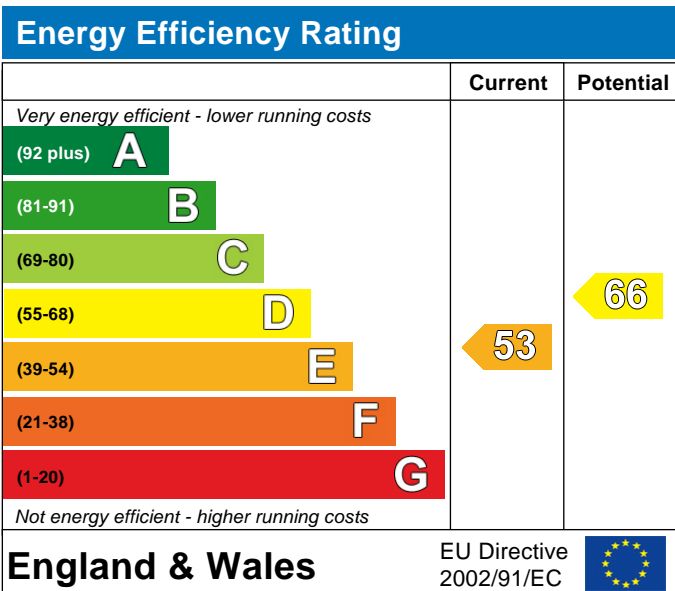
Energy Performance Certificate



128, New London Road
CHELMSFORD
CM2 0RG

Dwelling type: Mid-terrace house
Date of assessment: 21 May 2009
Date of certificate: 21 May 2009
Reference number: 0340-2859-6157-0021-8345
Total floor area: 162 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



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.

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.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	316 kWh/m ² per year	227 kWh/m ² per year
Carbon dioxide emissions	8.6 tonnes per year	6.2 tonnes per year
Lighting	£131 per year	£74 per year
Heating	£953 per year	£726 per year
Hot water	£181 per year	£131 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Certification mark

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.

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/myhome**

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by Northgate Information Solutions, to a scheme authorised by the Government. This certificate was produced using the RdSAP 2005 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: NGIS800795
Assessor's name: Lisa Young
Company name/trading name: CR ENERGY Ltd
Address: West Lancs Investment Centre, White Moss Business Park,
Skelmersdale, WN8 9TQ

Phone number: 0870 386 6100
Fax number: 0870 386 6101
E-mail address: hips@crenergy.co.uk
Related party disclosure:

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

Details of the assessor and the relevant accreditation scheme are as above. You can get contact details of the accreditation scheme from their website at <http://www.northgate-dea.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 building's 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 46).

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 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.

Visit the Government's website at www.communities.gov.uk/epbd to:

- Find how to confirm the authenticity of an energy performance certificate
- Find how to make a complaint about a certificate or the assessor who produced it
- Learn more about the national register where this certificate has been lodged - the Government is the controller of the data on the register
- Learn more about energy efficiency and reducing energy consumption

Recommended measures to improve this home's energy performance

128, New London Road
CHELMSFORD
CM2 0RG

Date of certificate: 21 May 2009
Reference number: 0340-2859-6157-0021-8345

Summary of this home's energy performance related features

The following is an assessment of the key individual elements that have an impact on this home's performance rating. Each element is assessed against the following scale: Very poor / Poor / Average / Good / Very good.

Element	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Solid brick, as built, no insulation (assumed)	Very poor	Very poor
Roof	Pitched, 100 mm loft insulation Pitched, no insulation (assumed)	Average Very poor	Average Very poor
Floor	Solid, no insulation (assumed)	-	-
Windows	Partial secondary glazing	Poor	Poor
Main heating	Boiler and radiators, mains gas	Average	Good
Main heating controls	Programmer and at least two room thermostats	Average	Average
Secondary heating	None	-	-
Hot water	From main system	Average	Good
Lighting	Low energy lighting in 22% of fixed outlets	Poor	Poor
Current energy efficiency rating		E 53	
Current environmental impact (CO ₂) rating		E 46	

Low and zero carbon energy sources

None

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.

Lower cost measures (up to £500)	Typical savings per year	Performance ratings after improvement	
		Energy efficiency	Environmental impact
1 Low energy lighting for all fixed outlets	£42	D 55	E 47
Sub-total	£42		
Higher cost measures			
2 Replace boiler with Band A condensing boiler	£292	D 66	D 60
Total	£334		
Potential energy efficiency rating		D 66	
Potential environmental impact (CO₂) rating		D 60	

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.

3 Solar water heating	£26	D 67	D 62
4 Secondary glazing to single glazed windows	£68	C 70	D 65
5 50 mm internal or external wall insulation	£210	C 78	C 75
6 Solar photovoltaic panels, 2.5 kWp	£150	B 85	B 82
Enhanced energy efficiency rating		B 85	
Enhanced environmental impact (CO₂) rating		B 82	

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 (CO₂) emissions.

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 (typically up to £500 each)

These measures are relatively inexpensive to install and are worth tackling first. Some of them may be installed as DIY projects. DIY is not always straightforward, and sometimes there are health and safety risks, so take advice before carrying out DIY improvements.

1 Low energy lighting

Replacement of traditional light bulbs with energy saving recommended ones will reduce lighting costs over the lifetime of the bulb, and they last up to 12 times longer than ordinary light bulbs. Also consider selecting low energy light fittings when redecorating; contact the Lighting Association for your nearest stockist of Domestic Energy Efficient Lighting Scheme fittings.

Higher cost measures (typically over £500 each)

2 Band A condensing boiler

A condensing boiler is capable of much higher efficiencies than other types of boiler, meaning it will burn less fuel to heat this property. This improvement is most appropriate when the existing central heating boiler needs repair or replacement, but there may be exceptional circumstances making this impractical. Condensing boilers need a drain for the condensate which limits their location; remember this when considering remodelling the room containing the existing boiler even if the latter is to be retained for the time being (for example a kitchen makeover). Building Regulations apply to this work, so your local authority building control department should be informed, unless the installer is registered with a competent persons scheme¹, and can therefore self-certify the work for Building Regulation compliance. Ask a qualified heating engineer to explain the options.

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 approval from your landlord if the lease either requires it, or makes no express provision for such work.

3 Solar water heating

A solar water heating panel, usually fixed to the roof, uses the sun to pre-heat the hot water supply. This will significantly reduce the demand on the heating system to provide hot water and hence save fuel and money. The Solar Trade Association has up-to-date information on local installers and any grant that may be available.

4 Secondary glazing

Secondary glazing is the addition of a second pane of glass inside the existing window. Adding secondary glazing will improve comfort in the home by reducing draughts and cold spots near windows. It may also reduce noise and combat problems with condensation. Installation can be carried out by a competent DIY enthusiast.

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. As it is more expensive than cavity wall insulation it is only recommended for walls without a cavity, or where for technical reasons a cavity cannot be filled. Internal insulation, known as dry-lining, is where a layer of insulation is fixed to the inside surface of external walls; this type of insulation is best applied when rooms require redecorating and can be installed by a competent DIY enthusiast. External solid wall insulation is the application of an insulant and a weather-protective finish to the outside of the wall. This may improve the look of the home, particularly where existing brickwork or rendering is poor, and will provide long-lasting weather protection. Further information can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk). It should be noted that planning permission might be required.

6 Solar photovoltaic (PV) panels

A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. The British Photovoltaic Association has up-to-date information on local installers who are qualified electricians and on any grant that may be available. Planning restrictions may apply in certain neighbourhoods and you should check this with the local authority. Building Regulations apply to this work, so your local authority building control department should be informed, unless the installer is appropriately qualified and registered as such with a competent persons scheme¹, and can therefore self-certify the work for Building Regulation compliance.

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 CO₂ emissions.
- 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 that 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.