

**BOTHAMS
MITCHELL SLANEY**

Independent Estate Agents, Chartered Surveyors and Valuers



**26 Excalibur Way
Riverside Village, Chesterfield, S41 0FL**



A **THREE** bedroom town house situated in the popular residential area of Riverside, immaculately presented with neutral decor throughout.

The modern kitchen is fully fitted to include cooker/hob, extractor, washing machine and fridge freezer. Having a large lounge diner and useful downstairs cloakroom.

The Master Bedroom includes fitted wardrobe and en-suite shower room, two further bedrooms and family bathroom upstairs.

This property is ideally situated for Chesterfield town centre, the railway station and the bus

£700 Per calendar month

West Bars House | West Bars | Chesterfield | Derbyshire | S40 1AQ

Tel: 01246 233121

enquiries@bothams.co.uk

Fax: 01246 231238

Please note - All measurements are approximate.

Key Features:

- *THREE bedrooms
- *Modern kitchen
- *Newly decorated
- *En-suite shower room
- *Close links to the cycle network
- *Easy access to M1 Motorway

EPC

Energy Performance Certificate

26, Excalibur Way,
CHESTERFIELD,
S41 0FL

Dwelling type: Mid-terrace house
Date of assessment: 16 December 2010
Date of certificate: 16 December 2010
Reference number: 8050-6422-8659-9206-3992
Type of assessment: RGSAP, existing dwelling
Total floor area: 76 m²

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 (CO₂) emissions.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92 plus)	B		
(81-91)	C	78	83
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
(1-20)			
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C	77	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			

England & Wales EU Directive 2002/91/EC

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.

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of this 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	164 kWh/m ² per year	137 kWh/m ² per year
Carbon dioxide emissions	2.1 tonnes per year	1.7 tonnes per year
Lighting	£86 per year	£43 per year
Heating	£274 per year	£261 per year
Hot water	£131 per year	£114 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.

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

Remember to look for the energy saving 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.

FINANCIAL ADVICE

Bothams Mitchell Slaney introduces to St. James's Place Wealth Management plc which is authorised and regulated by the Financial Services Authority. They can provide you with Financial Solutions for, Mortgages, Investment, Inheritance Tax Planning etc. Peter Boardman, St. James's Place Partnership office 01246 559616, mobile 07836 241900 or email: peter.boardman@sjpp.co.uk.

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents, Bothams Mitchell Slaney for themselves and for the sellers of this property give notice that the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of the Agents, Bothams Mitchell Slaney has any authority to make or give any representation or warranty whatever in relation to this property.

