



**£199,950**

**TENURE : FREEHOLD**

**Albany Drive, Rugeley, WS15 2HP**

**Bedrooms : 2**

**Bathrooms : 1**

**Reception Rooms : 1**

**Southwells**  
5 Horsefair, Rugeley, Staffs WS15 2EJ  
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Website: <https://www.southwellsproperties.co.uk/>

 **SOUTHWELLS**  
SALES & LETTINGS

Southwells are proud to bring to the market this 2 bedroom semi detached house set in Albany Drive. The property boasts an amazing, enviable position sitting right on the edge of the Trent and Mersey canal and is approached directly via steps leading from the rear garden. The property also benefits from Gas Central heating and Double Glazing throughout along with a driveway and the following accommodation:

#### Front of property

Low maintenance gravel front with concrete driveway leading to front door and rear access.

#### Entrance

Wooden door into entrance hall. Carpeted flooring. Light fitting to ceiling. Radiator. Stairs off. Door to lounge off.

Lounge: 15'01" (4.61m) X 12'07" (3.84m)

Front facing window. Carpeted flooring. Light fitting to ceiling. Radiator. Door to kitchen.

Kitchen: 13'03" (4.06m) X 5'01" (1.57m)

Rear facing window. Side facing UPVC door to rear garden. Vinyl flooring. Light fitting to ceiling. Towel radiator. Range of wall and base units. Stainless steel sink and drainer. Cupboard containing 'Worcester' combi boiler.

#### Stairs and landing

Carpeted flooring. Wooden hand rail. Light fitting to ceiling. Side facing opaque window. Doors off to bedrooms and bathroom. Loft hatch to ceiling.

Bathroom: 5'06" (1.69m) X 5'11" (1.82m)

Rear facing opaque window. Vinyl flooring. White suite comprising panel bath, toilet and sink. Towel radiator.

Bedroom 1: 9'06" (2.90m) X 9'10" (3.01m)

Front facing window. Carpeted flooring. Light fitting to ceiling. Radiator. Built in wardrobes.

Bedroom 2: 10'05" (3.19m) X 6'05" (1.96m)

Rear facing window. Carpeted flooring. Light fitting to ceiling. Radiator.

#### Rear of property

Fully enclosed rear garden with lawn leading to gated access approached via steps directly down to the lower terrace and canal.

EPC Rating: C

Council Tax Band: B

Tenure: Freehold

**Disclaimer:**

**Southwell's for their selves and for the vendors or lessors of this property whose agents they are, give notice that**

**i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract.**

**ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct.**

**iii) intending purchaser or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspecting or otherwise as to the correctness of each of them.**

**iiii) no person in the employment of Southwell's has any authority to make or give any warranty whatever in relation to this property.**

**Southwells**

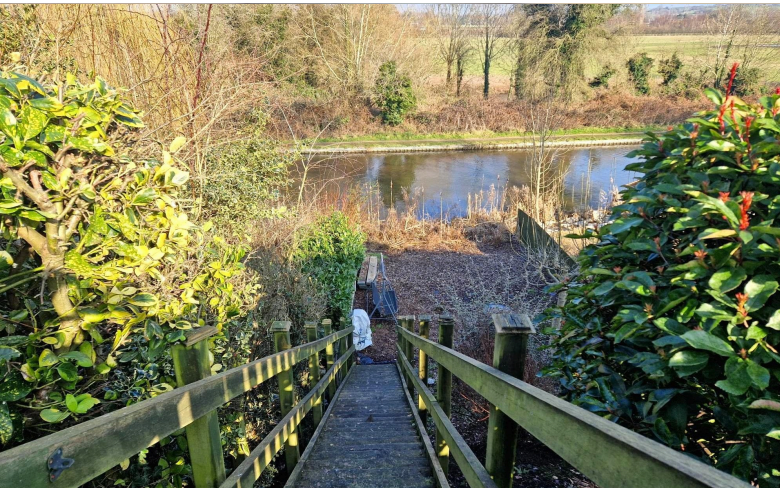
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# Energy performance certificate (EPC)

52 ALBANY DRIVE  
RUGELEY  
WS15 2HP

Energy rating

C

Valid until: 14 January 2031

Certificate  
number: 1300-4179-0222-7095-3993

## Property type

Semi-detached house

## Total floor area

50 square metres

## Rules on letting this property

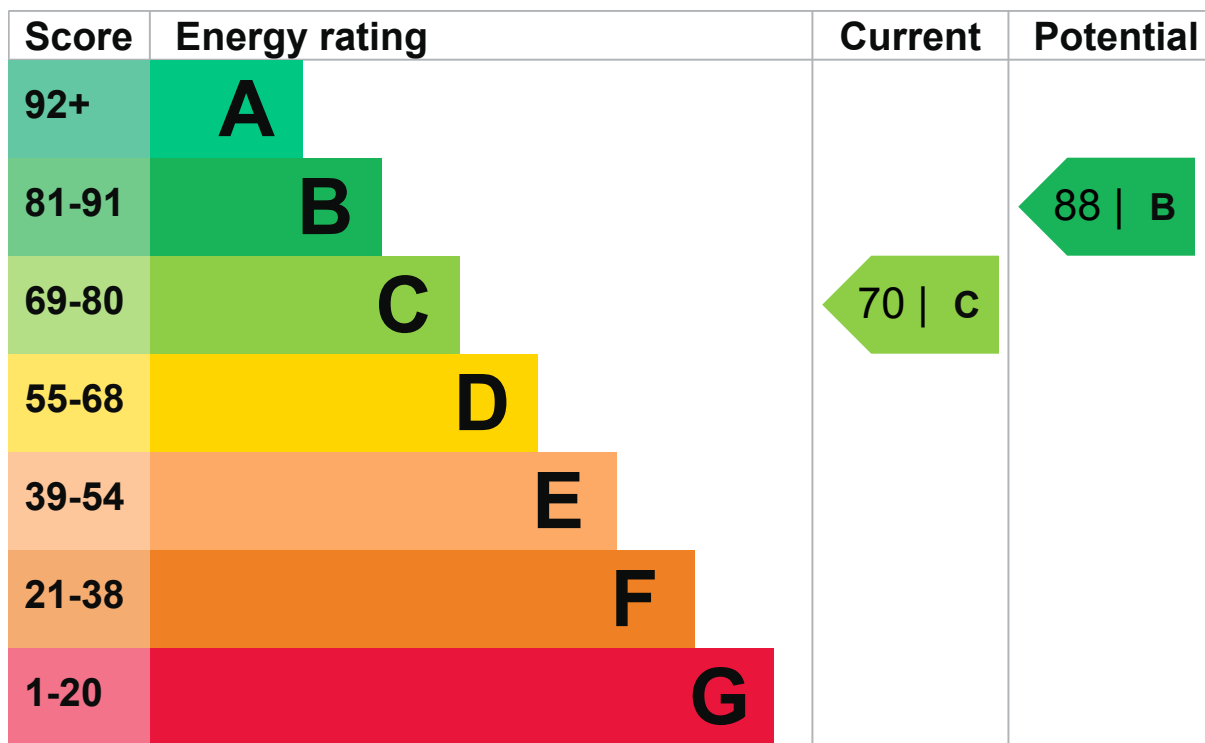
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

### Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Average
Roof	Pitched, 250 mm loft insulation	Good
Window	Mostly double glazing	Average

Feature	Description	Rating
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 250 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [What is primary energy use?](#)

### Environmental impact of this property

This property's current environmental impact rating is C. It has the potential to be B.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO<sub>2</sub>) they produce.

Properties with an A rating produce less CO<sub>2</sub> than G rated properties.

### An average household produces

6 tonnes of CO<sub>2</sub>

### This property produces

2.2 tonnes of CO<sub>2</sub>

### This property's potential production

0.9 tonnes of CO<sub>2</sub>

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 1.3 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.



## Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from C (70) to B (88).

Potential energy rating

**B**

▶ [Do I need to follow these steps in order?](#)

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### Step 1: Party wall insulation

Typical installation cost

£300 - £600

Typical yearly saving

£18

Potential rating after completing step 1

71 | C

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### Step 2: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£26

Potential rating after completing steps 1 and 2

72 | C

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### Step 3: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£23

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## Potential rating after completing steps 1 to 3

74 | C

### Step 4: Solar photovoltaic panels, 2.5 kWp

#### Typical installation cost

£3,500 - £5,500

#### Typical yearly saving

£332

## Potential rating after completing steps 1 to 4

88 | B

## Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

### Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

#### Estimated yearly energy cost for this property

£523

#### Potential saving if you complete every step in order

£67

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

## Heating use in this property

Heating a property usually makes up the majority of energy costs.

### Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	6613 kWh per year
Water heating	1654 kWh per year

### Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

# Saving energy in this property

[Find ways to save energy in your home.](#)

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

## Assessor contact details

### Assessor's name

Jane Lee

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### Telephone

07855375617

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### Email

[janeleedea@sky.com](mailto:janeleedea@sky.com)

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## Accreditation scheme contact details

### Accreditation scheme

Elmhurst Energy Systems Ltd

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### Assessor ID

EES/018463

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### Telephone

01455 883 250

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### Email

[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

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## Assessment details

### Assessor's declaration

No related party

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**Date of assessment**

13 January 2021

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**Date of certificate**

15 January 2021

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**Type of assessment**

▶ [RdSAP](#)

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**Other certificates for this property**

If you are aware of previous certificates for this property and they are not listed here, please contact us at [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

**Certificate number**

[8101-6925-6880-5134-0096 \(/energy-certificate/8101-6925-6880-5134-0096\)](#)

**Expired on**

13 May 2019

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