 **3**
Bedrooms

 **1**
Bathroom



******GOOD TO KNOW******

- * Close proximity to George Elliot hospital
- * Council tax band C
- * EPC rating D
- * off road parking
- * Garage big enough for motobikes or pushbikes
- * Extended utility room to the side of property
- * Boiler Located in the upstairs box bedroom (less than a year old)
- * Attic is half boarded and fully insulated (walls are also insulated)
- * Floor plan and measurements coming soon

Suttons are pleased to Present this 3 bed link Detached House to the sales market.

Located in the desirable location of the Raywoods in Nuneaton, CV10.

Situated in a cul-de-sac and walking distance from the local infant school.

Downstairs, the property benefits from a large living room, open plan kitchen with conservatory and has had an extension to the side of the house side where you will find the utility room and downstairs toilet.

Upstairs, you have 2 large bedrooms and a box room, bathroom and plenty of storage spaces.

*******GOOD TO KNOW*****

* Close proximity to George Elliot hospital

* Council tax band C

*EPC rating D

*off road parking

*Garage big enough for motobikes or pushbikes

* Extended utility room to the side of property

* Boiler Located in the upstairs box bedroom (less than a year old)

*Attic is half boarded and fully insulated (walls are insulated also)



Energy performance certificate (EPC)

24 Oldany Way
NUNEATON
CV10 7LN

Energy rating

D

Valid until: **15 May 2033**

Certificate number: **0513-3026-0205-7487-5204**

Property type

Detached house

Total floor area

96 square metres

Rules on letting this property

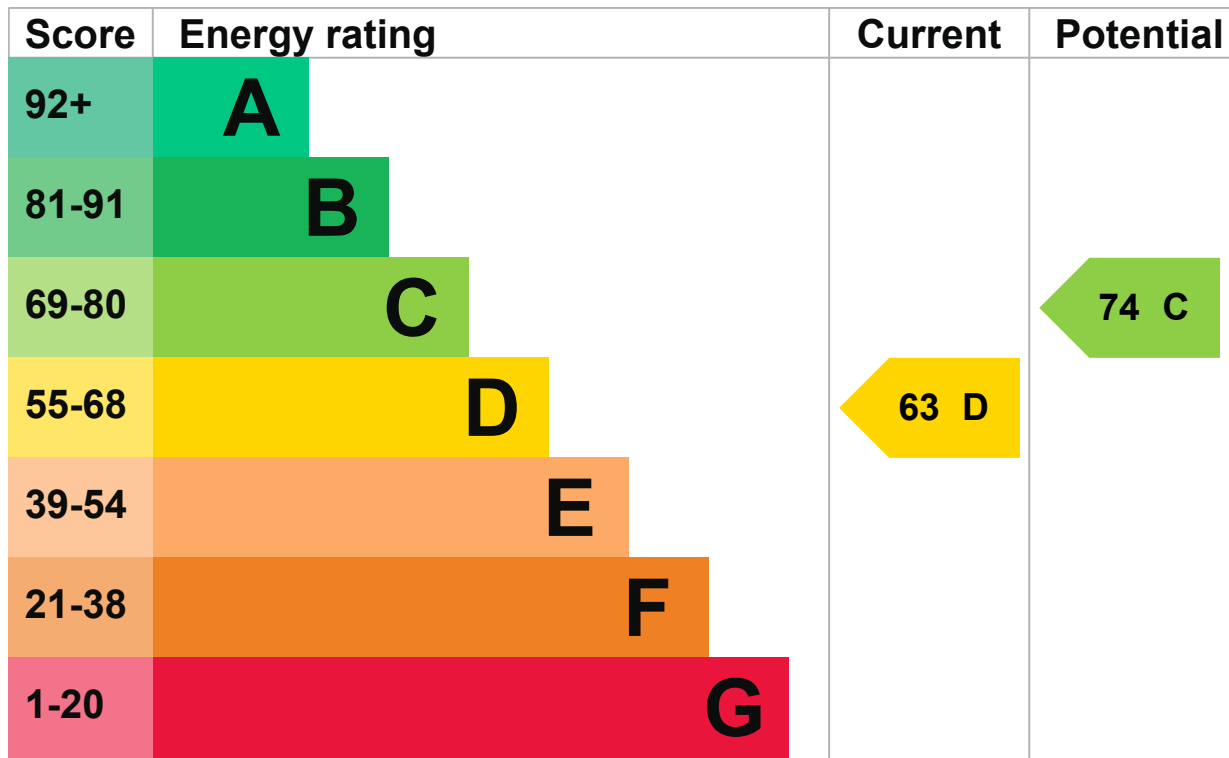
Properties can be let if they have an energy rating from A to E.

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 rating and score

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

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



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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy 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

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Average
Roof	Pitched, 150 mm loft insulation	Good
Roof	Flat, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good

Feature	Description	Rating
Lighting	Low energy lighting in 79% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 250 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

Additional information

Additional information about this property:

- **Wall type does not correspond to options available in RdSAP**
The dwelling has a type of wall that is not included in the available options. The nearest equivalent type was used for the assessment.

Environmental impact of this property

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year. CO₂ harms the environment.

An average household produces

6 tonnes of CO₂

This property produces

4.2 tonnes of CO₂

This property's potential production

3.1 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. 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.

Changes you could make

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

Step 1: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£81

Potential rating after completing step 1

64 D

Step 2: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£648

Potential rating after completing steps 1 and 2

74 C

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

£2239

Potential saving if you complete every step in order

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	12258 kWh per year
Water heating	2216 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	192 kWh per year

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

Sainick Patel

Telephone

07908446120

Email

propertyservices@ivyinventory.com

Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor IDEES/025057

Telephone01455 883 250

Emailenquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declarationNo related party

Date of assessment9 May 2023

Date of certificate16 May 2023

Type of assessment▶ [RdSAP](#)

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 or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.