



Asking Price £225,000

TENURE : FREEHOLD

Danby Road, Yorkley, GL15 4SH

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 1

Semi-Detached

Off Road Parking

Three Bedrooms

Close To Woodland Walks

Modern Kitchen / Diner

Walking Distance To Local Amenities

Aroha Properties are very delighted to offer for sale this rarely available three bedroom semi-detached bungalow in Yorkley. Benefits include a charming modernised kitchen and spacious lounge. Delightful landscaped gardens and a large driveway.

Entrance

The property benefits from a good-sized storm porch giving access to the UPVC half-obscured double-glazed front door.

Reception Hallway

The Hallway is carpeted with a radiator and doors leading off. You have loft access and also a cupboard that has great storage space, shelving, and coat hooks. A door also leads to a large airing cupboard with a radiator and shelving.

Lounge

To the front of the property, the lounge has a large UPVC double-glazed window giving an abundance of natural light. The gas fireplace is home to the back boiler. The room is carpeted with TV point, Power points, and a radiator. A doorway leads through to the kitchen/diner.

Kitchen/Diner

The kitchen has been modernised with an excellent range of cream base and eye-level units and drawers with rolled top wood effect work surfaces and upstands. Having wood effect flooring and Integrated oven and electric hob with built-in extractor over. Space and plumbing for washing machine. Stainless steel sink and drainer with mixer tap. Integrated fridge and freezer and space for a dining table. The UPVC double-glazed door with an inset side window gives access to the rear garden with a vertical radiator to the side. The internal doorway leads back through to the main hallway.

Bathroom

Obscured double-glazed window to rear elevation. White suite comprising of a half bath with mixer taps over and shower attachment, a pedestal wash hand basin with storage under, and a step-in shower cubical with an electric shower. Vinyl flooring and radiator. Tiled splash backs and mirrored vanity unit.

Cloakroom

UPVC double-glazed obscured window to rear elevation. Low-level W.C with pedestal wash hand basin with tiled splash backs. Vinyl flooring and radiator.

Bedroom One

UPVC double-glazed window to front elevation with radiator under. Carpeted with power points. Double-fitted wardrobe with ample storage space, shelving, and hanging rails.

Bedroom Two

Bedroom two is a double bedroom that has been recently used as a day room. UPVC double-glazed window to the rear looks

overlooking the garden. Fitted electric fireplace, and wardrobes with rails and shelving. Carpeted with radiator and power points.

Bedroom Three

UPVC double-glazed window to rear elevation overlooking the garden. Carpeted with radiator and power points.

Outside

Front Garden

Double wooden gates give access to the large driveway with pathways to the front and rear of the property. The beautifully kept garden is laid mainly to lawn, with mature hedging & flowering borders.

Rear Garden

To the rear, the delightfully landscaped garden has a mix of mature shrubs and bushes, and potted plants. Laid mainly to lawn with graveled areas for seating. The garden is also home to an outbuilding with two separate storage areas, and a wooden summer house. The LPG tank can be found tucked away among the mature hedges. Access to the kitchen/ diner via steps or ramp.

Agent Notes

- Council Tax Band: B

Aroha Properties
5 Newerne Street, Lydney, Gloucester, Gloucestershire, GL155RA
sales@arohaproperties.co.uk | 01594368200
Website: <https://aroha.globalnoticeboard.com>



Aroha Properties

5 Newerne Street, Lydney, Gloucester, Gloucestershire, GL155RA

sales@arohaproperties.co.uk | 01594368200

Website: <https://aroha.globalnoticeboard.com>



Aroha Properties

5 Newerne Street, Lydney, Gloucester, Gloucestershire, GL155RA

sales@arohaproperties.co.uk | 01594368200

Website: <https://aroha.globalnoticeboard.com>



Aroha Properties

5 Newerne Street, Lydney, Gloucester, Gloucestershire, GL155RA

sales@arohaproperties.co.uk | 01594368200

Website: <https://aroha.globalnoticeboard.com>



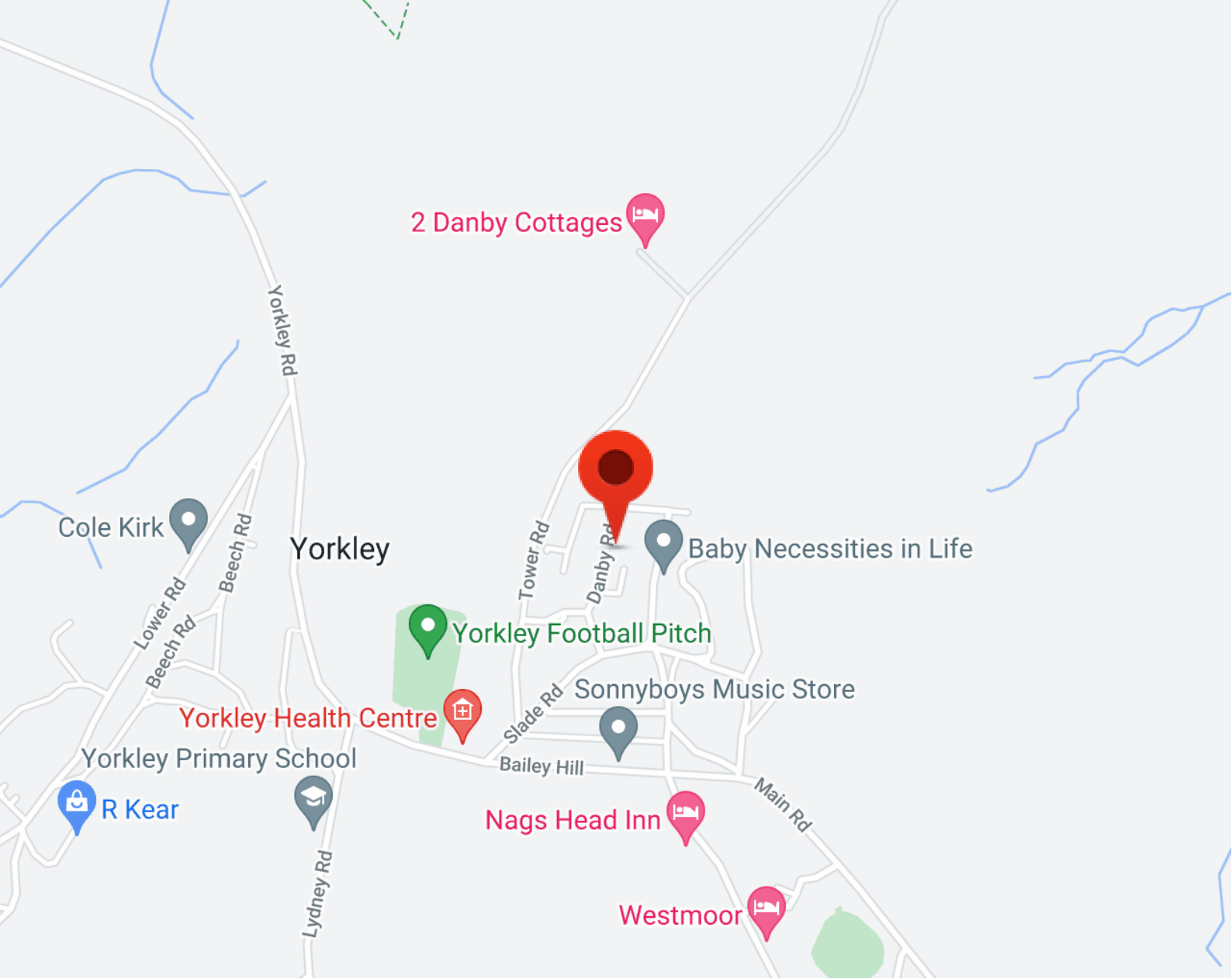
Aroha Properties

5 Newerne Street, Lydney, Gloucester, Gloucestershire, GL155RA

sales@arohaproperties.co.uk | 01594368200

Website: <https://aroha.globalnoticeboard.com>





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F	34	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Danby Road, Yorkley, GL15 4SH

Energy performance certificate (EPC)

18 Danby Road
Yorkley
LYDNEY
GL15 4SH

Energy rating

F

Valid until: 7 June 2033

Certificate number: 4437-3426-4200-0953-7202

Property type

Semi-detached bungalow

Total floor area

77 square metres

Rules on letting this property



You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. 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>).

Properties can be let if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		

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, 250 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, LPG	Very poor
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, LPG	N/A

Primary energy use

The primary energy use for this property per year is 241 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£1,586 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £586 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 7,533 kWh per year for heating
- 2,563 kWh per year for hot water

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Environmental impact of this property

This property produces 4.0 tonnes of CO₂

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

This property's potential production 1.4 tonnes of CO₂

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

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

Carbon emissions

An average household produces 6 tonnes of CO₂

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£153
2. Condensing boiler	£2,200 - £3,000	£309
3. Flue gas heat recovery	£400 - £900	£26

Step	Typical installation cost	Typical yearly saving
4. Solar water heating	£4,000 - £6,000	£75
5. High performance external doors	£1,000	£25
6. Solar photovoltaic panels	£3,500 - £5,500	£683

Help 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.

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	John Harrison
Telephone	07766043629
Email	johnharrisondea@hotmail.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019625
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	7 June 2023
Date of certificate	8 June 2023
Type of assessment	RdSAP
