



 **2**
Bedrooms

 **1**
Bathroom



We are happy to present this stunning 2-bedroom semi-detached house on Crestway, Chatham, ME5

The property has been recently refurbished to a very high standard and features from a spacious through-lounge, fully equipped kitchen leading into a cozy private garden on the ground floor. 1 master bedroom with build-in storage and fitted wardrobe, 1 double bedroom and a stunning family bathroom on the first floor. Additionally, the property also benefits from a side entrance, double glazing throughout, central heating, off-street parking and a small storage closet in the living room.

Property is situated in a nice quite residential area away from the main roads. Minutes' walking distance away from your local amenities including some great schools.

It is surrounded by some great outdoor green spaces including Capstone Farm Country Park, Luton Rec, Gillingham Park and Darland Banks, which are all within 15 minutes' driving distance from the property. Waterfront Leisure Pier is less than 20 minutes' drive

Property is ideal for small families who enjoy the outdoor space and a quiet life away from the City.

Nearest stations:

Chatham Station - 1.4 miles
Gillingham Station - 1.5 miles
Rochester - 2.3 miles

Nearest Schools:

Luton Primary School - 0.4 miles
Kingfisher Primary School - 0.5 miles
The Victory Academy - 0.5 miles
Chatham Grammar - 0.6 miles

Additional Information:

Council tax band - B

Local authority - Medway Council.

Rent: £1,400 pcm excluding bills

DSS clients with good Guarantor Welcome...

Available from 8th August 2023

Contact us if you have any questions or would like to arrange for a viewing

Key criteria for tenants are below:

* Tenants must be UK-based

* Tenants must NOT have adverse credit.

* Minimum monthly household income of 2.5x the rental amount is required.



Energy performance certificate (EPC)

57, Crestway CHATHAM ME5 0BD	Energy rating D	Valid until: 6 August 2028
		Certificate number: 0038-0061-7288-5798-6984

Property type

Semi-detached house

Total floor area

62 square metres

Rules on letting this property

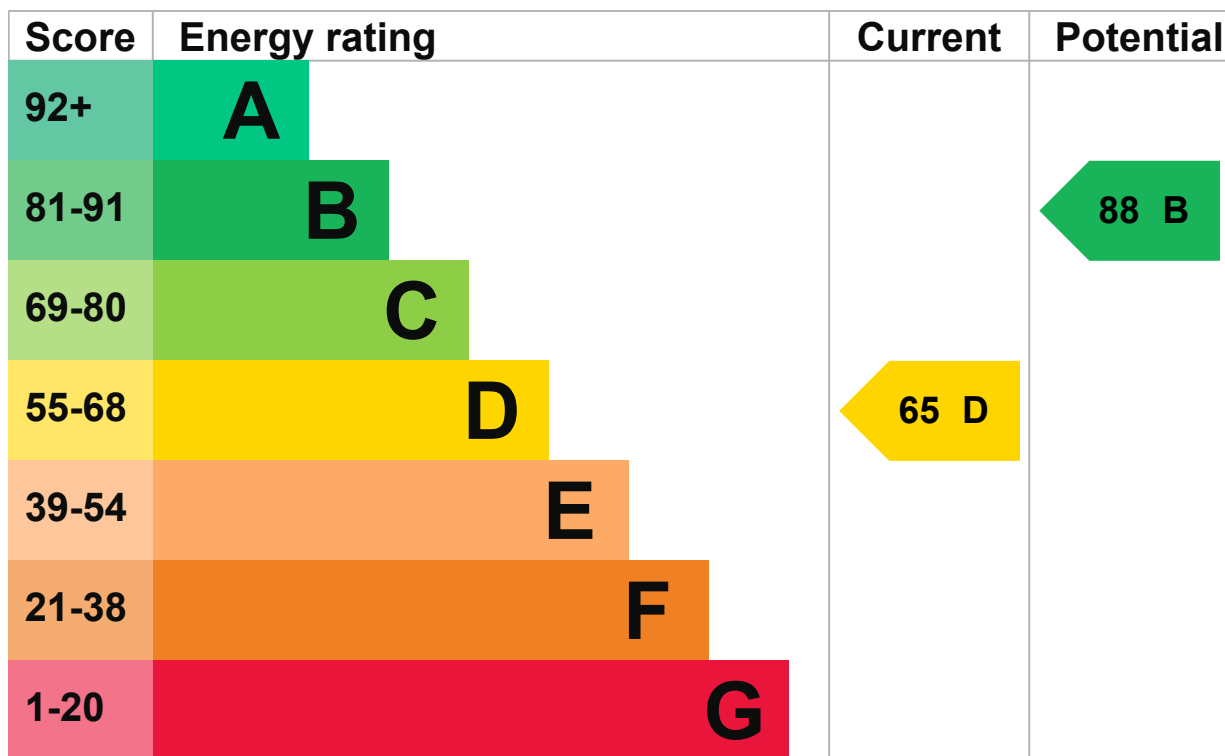
Properties can be let if they have an energy rating from A to E.

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 B.

[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, as built, no insulation (assumed)	Poor
Roof	Pitched, 50 mm loft insulation	Poor
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
Lighting	No low energy lighting	Very poor

Feature	Description	Rating
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 261 kilowatt hours per square metre (kWh/m²).

▶ [About primary energy use](#)

Additional information

Additional information about this property:

- Cavity fill is recommended

How this affects your energy bills

An average household would need to spend **£659 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 £216 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** 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:

- 8,390 kWh per year for heating
- 1,899 kWh per year for hot water

Impact on the environment

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

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

Carbon emissions

An average household produces

6 tonnes of CO₂

This property produces

2.9 tonnes of CO₂

This property's potential production

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

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

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

Step 1: Increase loft insulation to 270 mm

Typical installation cost

£100 - £350

Typical yearly saving

£29

Potential rating after completing step 1

67 D

Step 2: Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£91

Potential rating after completing steps 1 and 2

71 C

Step 3: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£29

Potential rating after completing steps 1 to 3

73 C

Step 4: Low energy lighting

Typical installation cost

£35

Typical yearly saving

£41

Potential rating after completing steps 1 to 4

74 C

Step 5: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£28

Potential rating after completing steps 1 to 5

76 C

Step 6: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£5,000 - £8,000

Typical yearly saving

£316

Potential rating after completing steps 1 to 6

88 B

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.

More ways to save energy

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

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

Robin Counter

Telephone

07960512774

Email

robin@kpsgravesend.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/001845

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration

No related party

Date of assessment

7 August 2018

Date of certificate

7 August 2018

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.

