Asking Price £239,950

Stafford Close, Broadwell, Coleford, Gloucestershire, GL16 7DX

2 Bedrooms

1 Bathroom

Unit 1 Regents Walk, Newerne Street, Lydney, Gloucestershire, GL155RF
sales@arohaproperties.co.uk
01594368200

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To the rear

The garden is beautifully landscaped providing a great space to enjoy outdoor living. Having a decking area for seating and an additional raised patio terrace area. The garden is laid mainly to lawn with raised flower borders and a paved pathway. Access to the garage is via the decking area.

Garage 5.79m x 2.72m

Up and Over door to front and UPVC double-glazed door and window to rear. Having power and lighting with storage above. The current owners have created a bar area and utility area with space for a tumble dryer.

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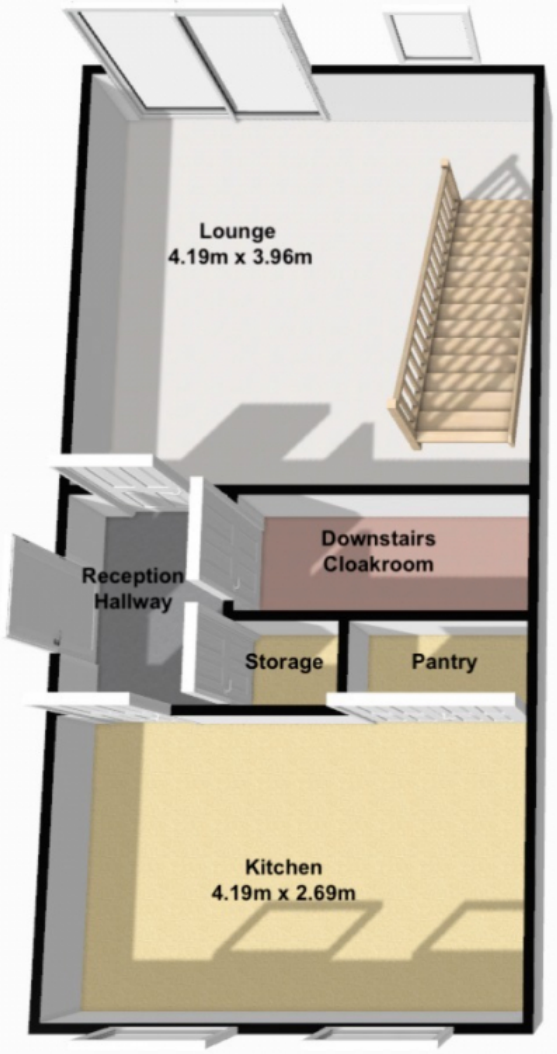
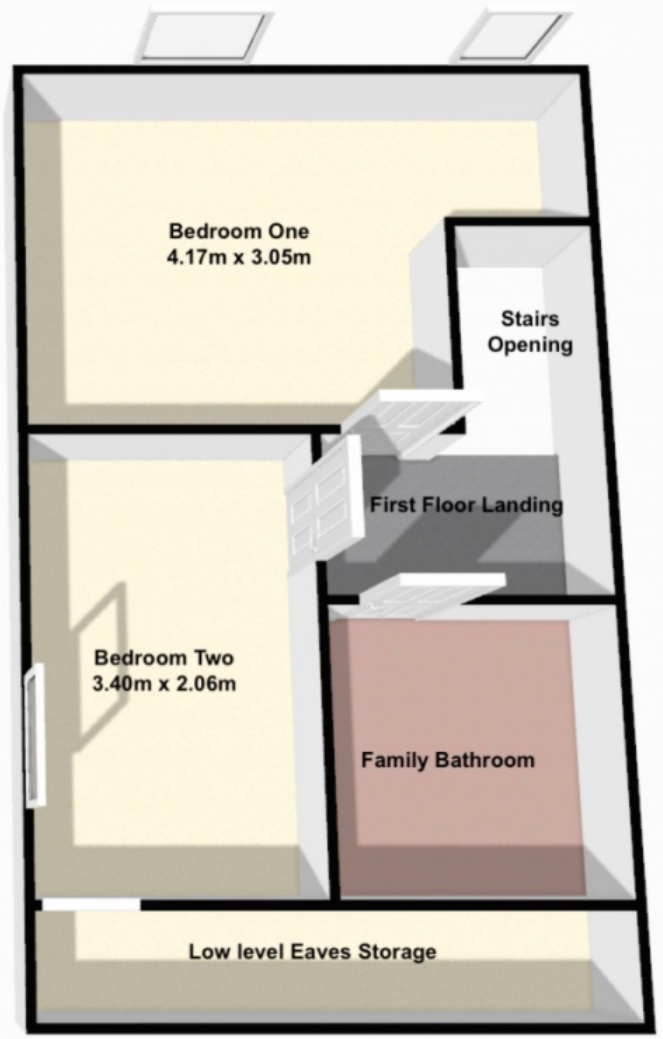


Ground Floor



First Floor

This floor plan is for illustration purposes only.

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Scan the QR to download the property brochure

Energy performance certificate (EPC)

3, Stafford Close Broadwell COLEFORD GL16 7DX	Energy rating **D**	Valid until: **1 December 2025** Certificate number: **9846-2812-7129-9005-7275**

Property type	End-terrace house
Total floor area	66 square metres

Rules on letting this property

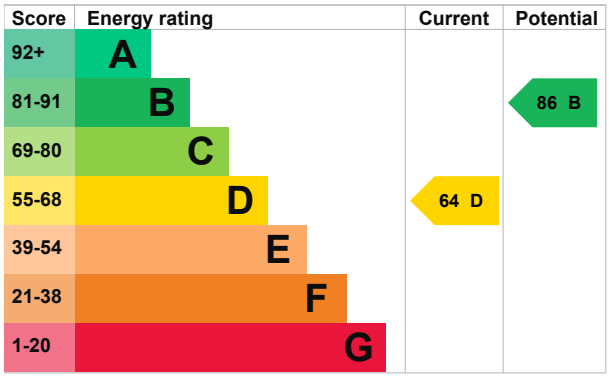
Properties can be let if they have an energy rating from A to E.

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).

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, insulated (assumed)	Good
Roof	Pitched, 200 mm loft insulation	Good
Roof	Roof room(s), insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Average
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 303 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£818 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 £259 per year** if you complete the suggested steps for improving this property’s energy rating.

This is **based on average costs in 2015** 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:

- 7,796 kWh per year for heating
- 2,536 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	3.5 tonnes of CO2
This property's potential production	1.3 tonnes of CO2

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

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£48
2. Heating controls (TRVs)	£350 - £450	£26
3. Condensing boiler	£2,200 - £3,000	£144
4. Solar water heating	£4,000 - £6,000	£42
5. Solar photovoltaic panels	£5,000 - £8,000	£276

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). 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 by visiting www.gov.uk/improve-energy-efficiency.

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	Stephen Harper
Telephone	01594 810090
Email	forestenergyassessors@talktalk.net

Contacting the accreditation scheme

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

Accreditation scheme	NHER
Assessor's ID	NHER003750
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	2 December 2015
Date of certificate	2 December 2015
Type of assessment	RdSAP