

Offices throughout Worcestershire & Mayfair, London

Allan Morris

estate agents



Energy Performance Certificate

7, Station Gardens, Eckington, PERSHORE, WR10 3EZ

Dwelling type: Detached bungalow Reference number: 0948-2832-7446-9996-9385
 Date of assessment: 12 April 2016 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 12 April 2016 Total floor area: 55 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,869
Over 3 years you could save	£ 372

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 150 over 3 years	£ 117 over 3 years	You could save £ 372 over 3 years
Heating	£ 1,479 over 3 years	£ 1,230 over 3 years	
Hot Water	£ 240 over 3 years	£ 150 over 3 years	
Totals	£ 1,869	£ 1,497	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(92 plus) A	66	85	G
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-35) F			
(1-20) G			

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 195	✓
2 Low energy lighting for all fixed outlets	£10	£ 27	✓
3 Heating controls (room thermostat)	£350 - £450	£ 57	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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7 Station Gardens, Eckington, WR10 3EZ

Well Presented Detached Bungalow, 2 Bedrooms, Cul-de-Sac Position



£249,500

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7 Station Gardens, Eckington, Nr Pershore, Worcestershire, WR10 3EZ.

A Well Presented Detached Bungalow, With Two Bedrooms,
Situated At The End Of A Cul-de-Sac Within This Sought After Village.

The Recently Re-Decorated & Re-Carpeted Accommodation Comprises: Entrance Porch * Reception Hall *
* Sitting Room * Conservatory * Kitchen/Breakfast Room * Two Bedrooms * Large Shower Room *

* Gas Central Heating * Double Glazing * Drive & Detached Single Garage * Well Maintained Gardens *

LOCATION - Eckington is a popular village on the lower slopes of Bredon Hill which is a designated Area of Outstanding Natural Beauty. The village has facilities including shop, church, village hall with playing field, hairdresser, pub and first school. The market town of Pershore provides a range of independent shops, library, health centres and cottage hospital, together with educational provision from nursery/pre-school through to High School and Pershore College. Recreational facilities include cricket, football and rugby clubs, indoor tennis centre, leisure centre with swimming pool, Number 8 Theatre & Arts Centre, the historic Abbey and surrounding park, and the River Avon. There are road links to the larger centres of Worcester and Cheltenham and there are two M5 access points at Worcester. Pershore also has a railway station on the London Paddington line.

ACCOMMODATION

Double Glazed Front Door to;

Entrance Porch

with useful coat/storage cupboard. Inner glazed door to;

Reception Hall

with telephone point and radiator. Access trap to the loft space.

Sitting Room 13'8" x 11'3" (4.18m x 3.45m) overall

including fireplace surround with fitted Living Flame gas fire. Coving, television point, radiator and double glazed patio doors to;

Conservatory 8'10" x 8' (2.71m x 2.45m)

with tiled floor. Lights and power points. Double glazed windows and doors to the rear garden and glass roof with fitted blinds.

Kitchen/Breakfast Room 13'3" x 8'4" (4.05m x 2.55m)

with a range of units comprising worktop surfaces with tiled splashbacks, inset sink with mixer tap, base cupboards and drawers, built-in gas hob with hood above, tall unit housing built-in Neff double oven, wall cupboards with lighting below. Space for washing machine and space for fridge. Vaillant gas boiler. Tiled floor. Radiator, double glazed window to the rear and double glazed door to the rear garden.

Bedroom One 11'5" x 9'2" maximum 8'7" minimum (3.48m x 2.80 max. 2.63m min.)

including range of built-in bedroom furniture. Radiator and double glazed window to the front.

Bedroom Two 11'4" x 8'1" (3.46m x 2.48m)

with radiator and double glazed window to the front.

Large Shower Room

was a bathroom. White suite comprising wide shower cubicle with Mira Sport shower, WC and wash basin. Tiled floor. Airing cupboard with shelves and radiator. Extractor fan, shaver point, radiator and obscure double glazed window to the side.

OUTSIDE - Block paved drive providing off road parking and leading to the garage. Path to the front door and lawned front garden with shrubs. Enclosed rear garden comprising patio area with lawn with shrub borders. Timber garden shed. Outside light and outside tap.

Detached Single Garage 18' x 8'6" (5.49m x 2.61m) overall

with light and power point, up and over door to the front and pedestrian door to the side.

Current Council Tax Band: D

DIRECTIONS - Proceed out of town on the A4104 towards Upton upon Severn. Go past the left turn for Birlingham and take the next left to Eckington. Follow this road over the river bridge and proceed into the village. Take the right turn just after the Bell Inn into Station Road and turn left at the bottom into Station Gardens. Follow this road to the end and the bungalow will then be seen at the end of the cul-de-sac, as indicated by our For Sale board.

VIEWING ARRANGEMENTS - Strictly by prior telephone appointment with the Sole Agents – Allan Morris & Osborne – 01386 554747.

GENERAL NOTE - While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **MEASUREMENTS** – Our quoted room sizes are approximate and intended for general guidance. You are particularly advised to verify all the dimensions carefully, especially when ordering carpets or any built-in furniture or fittings. **FLOOR PLANS** – Floor plans are to show room location only. They may not be accurate or to scale and do not form part of any contract. **SERVICES & APPLIANCES** – Please note that we have not tested any of the services or any of the equipment or appliances in this property. Accordingly we cannot confirm or imply that they are in full working order. Prospective purchasers will need to commission their own enquiries/service reports before finalising their offer to purchase. We reserve the right to check the identity of vendors and purchasers in order to comply with Money Laundering regulations.

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