Freehold - £375,000

- PRETTY 50FT/15M LONG REAR GARDEN
- SIDE ACCESS
- TWO BEDROOMS
- GROUND FLOOR SHOWER ROOM
- FITTED KITCHEN
- SITTING ROOM
- DINING ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- NO ONWARD CHAIN
- SOLE AGENTS

A pretty end of terrace Victorian cottage, with plenty of potential for improvement and possible extension (subject to the usual consent). The property is located in a little known residential road on the west side of Windsor, close to good local amenities including shops and popular schools.
Approximate Floor Area
54.88 sq m - 591 sq ft
(Gross Internal)
DIRECTIONS: From Junction 6 of the M4 Motorway, take the Relief Road sign-posted Windsor passing over the River Thames and on reaching the large roundabout controlled by traffic lights, take the fourth exit into Clarence Road. Continue until reaching a set of traffic lights and turn right into Parsonage Lane then immediately left into Oak Lane where No 8 will be found after a short distance on the right-hand side.

ROYAL BOROUGH OF WINDSOR & MAIDENHEAD: Council Tax Band ‘D’
8, Oak Lane, WINDSOR, SL4 5EU

**Dwelling type:** end-terrace house  
**Reference number:** 8203-7923-5400-5232-3996

**Date of assessment:** 12 July 2017  
**Type of assessment:** RdSAP, existing dwelling

**Date of certificate:** 16 July 2017  
**Total floor area:** 55 m²

**Estimated energy costs of dwelling for 3 years:** £ 3,330

**Over 3 years you could save:** £ 1,911

### Estimated energy costs of this home

<table>
<thead>
<tr>
<th></th>
<th>Current costs</th>
<th>Potential costs</th>
<th>Potential future savings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lighting</td>
<td>£ 177 over 3 years</td>
<td>£ 117 over 3 years</td>
<td></td>
</tr>
<tr>
<td>Heating</td>
<td>£ 2,277 over 3 years</td>
<td>£ 1,110 over 3 years</td>
<td></td>
</tr>
<tr>
<td>Hot Water</td>
<td>£ 876 over 3 years</td>
<td>£ 192 over 3 years</td>
<td></td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td><strong>£ 3,330</strong></td>
<td><strong>£ 1,419</strong></td>
<td></td>
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</tbody>
</table>

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating

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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

<table>
<thead>
<tr>
<th>Recommended measures</th>
<th>Indicative cost</th>
<th>Typical savings over 3 years</th>
<th>Available with Green Deal</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Flat roof or sloping ceiling insulation</td>
<td>£850 - £1,500</td>
<td>£ 120</td>
<td>✔️</td>
</tr>
<tr>
<td>2 Internal or external wall insulation</td>
<td>£4,000 - £14,000</td>
<td>£ 864</td>
<td>✔️</td>
</tr>
<tr>
<td>3 Floor insulation (suspended floor)</td>
<td>£800 - £1,200</td>
<td>£ 90</td>
<td>✔️</td>
</tr>
</tbody>
</table>

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.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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**www.lsandm.co.uk**

N.B. (1) Leyton-Smith & Moseley for themselves and for the vendor of this property whose agents they are, give notice that these particulars do not constitute, nor constitute any part of, an offer or a contract. (2) These particulars have been prepared as a general guide and for clarification Leyton-Smith & Moseley wish to inform prospective purchasers that they have not carried out a detailed survey, nor tested the services, appliances and specific fittings. (3) Room measurements should not be relied upon for carpets and furnishings. (4) These particulars are issued on the understanding that any negotiations respecting the property referred to will be conducted through Leyton-Smith & Moseley.

Please advise when you are no longer seeking.