



26 Mercer Avenue

Stone, ST15 8SW

Offers over £210,000

**Tinsley
Garner**

independent property expertise



NEW PRICE. NO UPWARD CHAIN. A rare opportunity to acquire a detached bungalow situated in this popular and sought after residential suburb on the southern outskirts of Stone. The property offers good size accommodation with open plan lounge / dining room, fitted kitchen, two decent size bedrooms, both with fitted wardrobes & bathroom. Occupying a good size plot with gardens front & rear, off road parking for three cars and a detached single garage. Great location within easy reach of the town centre & a host of local amenities.

26 Mercer Avenue

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Energy Performance Certificate



26, Mercer Avenue, STONE, ST15 8SW

Dwelling type: Detached bungalow
Date of assessment: 08 January 2019
Date of certificate: 08 January 2019

Reference number: 8091-6429-4010-5638-4902
Type of assessment: RdSAP, existing dwelling
Total floor area: 62 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

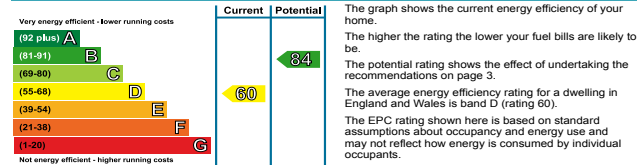
Estimated energy costs of dwelling for 3 years:	£ 2,451
Over 3 years you could save	£ 726

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 210 over 3 years	£ 141 over 3 years	
Heating	£ 1,809 over 3 years	£ 1,389 over 3 years	
Hot Water	£ 432 over 3 years	£ 195 over 3 years	
Totals	£ 2,451	£ 1,725	

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



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 291
2 Low energy lighting for all fixed outlets	£20	£ 57
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 270

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.

Ground Floor

