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CHARTERED SURVEYORS • AUCTIONEERS • VALUERS • ESTATE AGENTS

New Street, Huthwaite, Notts, NG17 2LR

Guide price £45,000

FOR SALE BY PUBLIC AUCTION ON THURSDAY 31ST AUGUST 2017 AT THE CIVIC CENTRE, CHESTERFIELD ROAD SOUTH, MANSFIELD, NOTTS. NG19 7BH AT 3:00PM PROMPT.

A traditional, three storey, Mid Terrace House having the benefit of the expensive external insulation that is very popular with tenants but otherwise requiring full modernisation and upgrading. The accommodation comprises; Lounge, Dining Room, kitchen ground floor Bath/WC. Two double Bedrooms to the first floor plus further Attic Bedroom. The property is conveniently situation for easy access to the local shops and primary school in the centre of Huthwaite. Easy access to J 28 of M1. Ideal opportunity for the builder, speculator or investor looking for a property with profitable potential for re-sale or renting once improved. Freehold. Full Vacant Possession. Guide Price "Around £45,000"

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RICS

DESCRIPTION AND SITUATION

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LOUNGE

REAR LOUNGE

KITCHEN

BATHROOM

Energy Performance Certificate

HM Government

19, New Street, Huthwaite, SUTTON-IN-ASHFIELD, NG17 2LR

Dwelling type:	Mid-terrace house	**Reference number:**	8676-7225-2010-7116-6906
Date of assessment:	06 May 2016	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	06 May 2016	**Total floor area:**	84 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

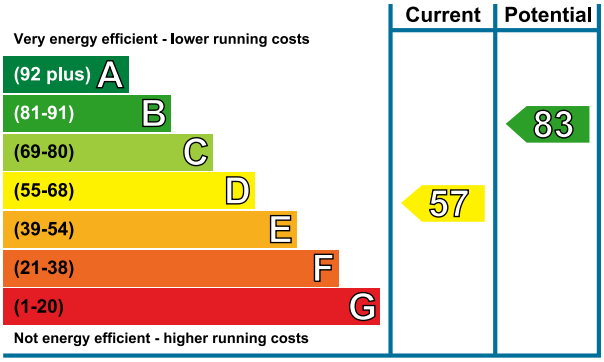
Estimated energy costs of dwelling for 3 years:	**£ 3,456**
Over 3 years you could save	**£ 1,299**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 294 over 3 years	£ 165 over 3 years	You could save £ 1,299 over 3 years
Heating	£ 2,886 over 3 years	£ 1,815 over 3 years	
Hot Water	£ 276 over 3 years	£ 177 over 3 years	
Totals	**£ 3,456**	**£ 2,157**	

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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Room-in-roof insulation	£1,500 - £2,700	£ 768	✓
2 Low energy lighting for all fixed outlets	£35	£ 108	
3 Heating controls (room thermostat and TRVs)	£350 - £450	£ 321	✓

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.