

# 1 PRESTON BROOK CLOSE NEW MILLS LEDBURY HEREFORDSHIRE

*Pughs*

ESTATE AGENTS & VALUERS

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- Three bedrooms
- End Terrace property
- Off road parking and garage
- Close to Children's play area
- No Chain
- Energy Rating D

**Offers in the region of £230,000**

# Energy Performance Certificate

1, Preston Brook Close, LEDBURY, HR8 2FL

**Dwelling type:** End-terrace house

**Date of assessment:** 09 March 2016

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**Reference number:** 0918-4065-7247-4236-1960


**Type of assessment:** RdSAP, existing dwelling

**Total floor area:** 78 m<sup>2</sup>

## 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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,607</b>
<b>Over 3 years you could save</b>	<b>£ 849</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 285 over 3 years	£ 159 over 3 years	
Heating	£ 1,917 over 3 years	£ 1,389 over 3 years	
Hot Water	£ 405 over 3 years	£ 210 over 3 years	
<b>Totals</b>	<b>£ 2,607</b>	<b>£ 1,758</b>	

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		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<p><b>Current</b></p> <p>64</p>	<p><b>Potential</b></p> <p>86</p>

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 (suspended floor)	£800 - £1,200	£ 162	✓
2 Low energy lighting for all fixed outlets	£40	£ 102	
3 Heating controls (room thermostat)	£350 - £450	£ 114	✓

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](http://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.

# **1 Preston Brook Close, New Mills, Ledbury, Herefordshire, HR8 2FL**

A three bedroom end terraced house in a popular street in New Mills Estate with the benefit of off road parking, attached garage and private rear garden. No chain

## **ENTRANCE**

Part glazed door to

## **HALLWAY**

Radiator, stairs off, tiled floor

## **LIVING ROOM 4.6M X 4.6M MAXIMUM (15'1" X 15'1" MAXIMUM)**

Radiator

## **KITCHEN/DINER 4.6M X 3.1M (15'1" X 10'2")**

Comprising fitted wall and base units incorporating 1½ bowl sink unit with drainer, four ring gas hob with extractor above, electric oven, space and plumbing for appliances, tiled splashbacks, mains gas fired boiler, breakfast bar, radiator, french doors to rear garden, tiled floor

## **CLOAKROOM**

White suite comprising W.C, hand basin, tiled floor

## **FIRST FLOOR**

## **LANDING**

Access to airing cupboard and loft

## **BEDROOM 3.8M X 2.5M (12'6" X 8'2")**

Built in wardrobe, radiator

## **BEDROOM 3.4M X 2.6M (11'2" X 8'6")**

Built in wardrobe, radiator

## **BEDROOM 2.8M X 2.0M (9'2" X 6'7")**

Radiator

## **BATHROOM**

Coloured suite comprising bath with shower over, W.C, hand basin, radiator, part tiled walls

## **OUTSIDE**

To the front is off road parking with access to the attached single garage. There is also a path leading to the front door with lawn adjacent. There is also a pedestrian path next to the garage which leads to the rear garden and comprises of a patio area with the rest laid to lawn with some maturing shrubs

## **SERVICES**

We understand from the vendors that mains water, drainage, electricity and gas are connected at the property. Telephone subject to BT regulations

## **TENURE**

We understand that the property is freehold and offered with vacant possession upon completion

## **COUNCIL TAX**

Band C rates payable £1,439.02 (2015/2016)  
(Herefordshire Council 01432 260000)

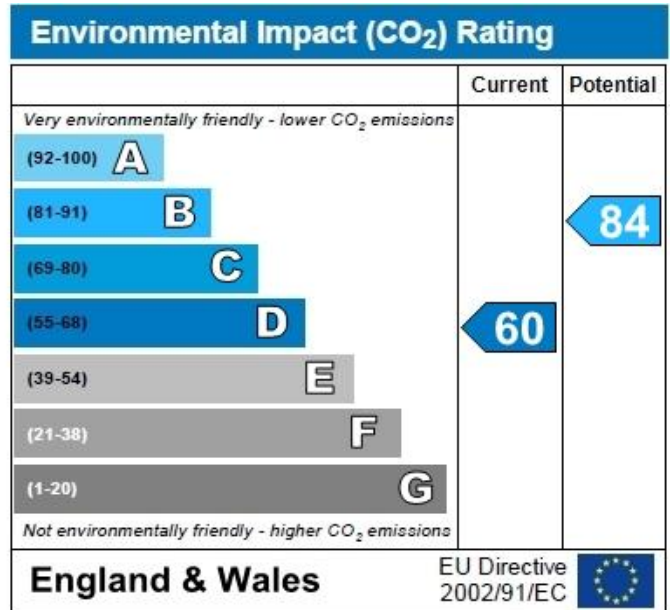
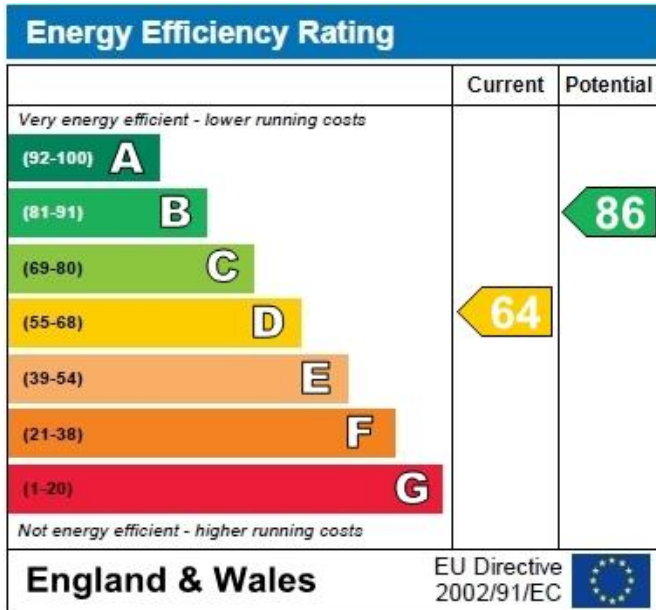
## **VIEWING**

Strictly by appointment with the sole agents Pughs. Tel 01531 631122  
Out of office hours 07836 320330 James Pugh

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## DIRECTIONS

From our offices in Market Street turn right onto Bye Street and proceed towards Ledbury Town Centre. Turn left onto The Homend and continue round until a slight left onto the A438 Hereford Road. At the roundabout take the first left onto New Mills Way. Turn left onto Frome Brook Road and then right onto Kempley Brook Drive. 1 Preston Brook Close can be found first on the left



For clarification we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing the property.

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