



## Yew Street, Dunstable, LU5

**£255,000**

Guide Price

**Tenure:** Freehold, **Bedrooms:** 3

To view this property please book on OPEN DAY 22 JUNE via housesimple. Lovely sized 3 bedroom family home with large garage. The property in a quiet cul de sac and is ideally located to access the new junction on the M1 and local amenities. POTENTIAL to extend STPP. No Chain

## Key features:

- Garage
- Off Road Parking
- Semi Detached
- 3 Bedrooms
- South facing mature garden.

## Extra info:

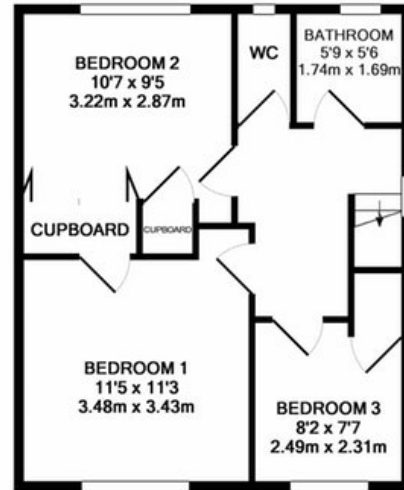
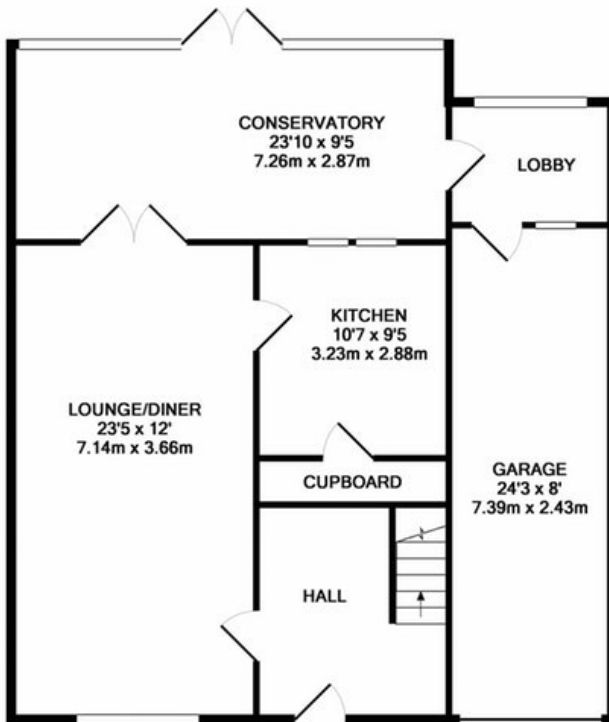
- **Property Age:** 50 years
- **Council Tax:** Band C (£1719.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



Great opportunity to purchase a large 3 bedroom semidetached property in a good size plot. The property is currently empty and requires some updating. There are 3 bedrooms, wc and bathroom upstairs while downstairs there is a large lounge/diner, hallway and kitchen and a large garden room.

Cashback on this property may be available.

Floor plan:



1ST FLOOR  
APPROX. FLOOR  
AREA 444 SQ.FT.  
(41.3 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 952 SQ.FT.  
(88.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1396 SQ.FT. (129.7 SQ.M.)

## Energy Performance Certificate:

**Energy Performance Certificate**

**49, Yew Street, Houghton Regis, DUNSTABLE, LU5 5PA**

<b>Dwelling type:</b> Semi-detached house	<b>Reference number:</b> 7108-0016-7245-6341-7960
<b>Date of assessment:</b> 30 May 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 30 May 2019	<b>Total floor area:</b> 84 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>£ 2,529</b>
<b>Over 3 years you could save</b>	<b>£ 678</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 225 over 3 years	£ 225 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0;">You could save <b>£ 678</b> over 3 years</p> </div>
<b>Heating</b>	£ 1,758 over 3 years	£ 1,413 over 3 years	
<b>Hot Water</b>	£ 546 over 3 years	£ 213 over 3 years	
<b>Totals</b>	<b>£ 2,529</b>	<b>£ 1,851</b>	

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**

<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4f81bd; color: white;">(92 plus) <b>A</b></td> <td style="background-color: #8ebf42; color: white;">(81-91) <b>B</b></td> <td style="background-color: #c4e000; color: white;">(69-80) <b>C</b></td> <td style="background-color: #f1c232; color: white;">(55-68) <b>D</b></td> <td style="background-color: #e377c2; color: white;">(39-54) <b>E</b></td> <td style="background-color: #e31a1c; color: white;">(21-38) <b>F</b></td> <td style="background-color: #800000; color: white;">(1-20) <b>G</b></td> </tr> <tr> <td colspan="3"></td> <td style="background-color: #d9e1f2; border: 1px solid black; width: 40px; text-align: center; vertical-align: middle;"> <div style="display: flex; justify-content: center; align-items: center;"> <span style="font-size: 2em; margin-right: 5px;">64</span> </div> </td> <td colspan="3" style="border: 1px solid black; width: 40px; text-align: center; vertical-align: middle;"> <div style="display: flex; justify-content: center; align-items: center;"> <span style="font-size: 2em; margin-right: 5px;">84</span> </div> </td> </tr> </table> <p style="font-size: x-small; text-align: center;">Not energy efficient - higher running costs</p>	(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>				<div style="display: flex; justify-content: center; align-items: center;"> <span style="font-size: 2em; margin-right: 5px;">64</span> </div>	<div style="display: flex; justify-content: center; align-items: center;"> <span style="font-size: 2em; margin-right: 5px;">84</span> </div>			<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>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.</p>
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Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 561
2 Solar water heating	£4,000 - £6,000	£ 117
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 981

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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