



Elmwood Drive, Royton, OL2

£150,000

Guide Price

Tenure: Freehold, **Bedrooms:** 3

Housesimple is pleased to present this property in Royton.

Key features:

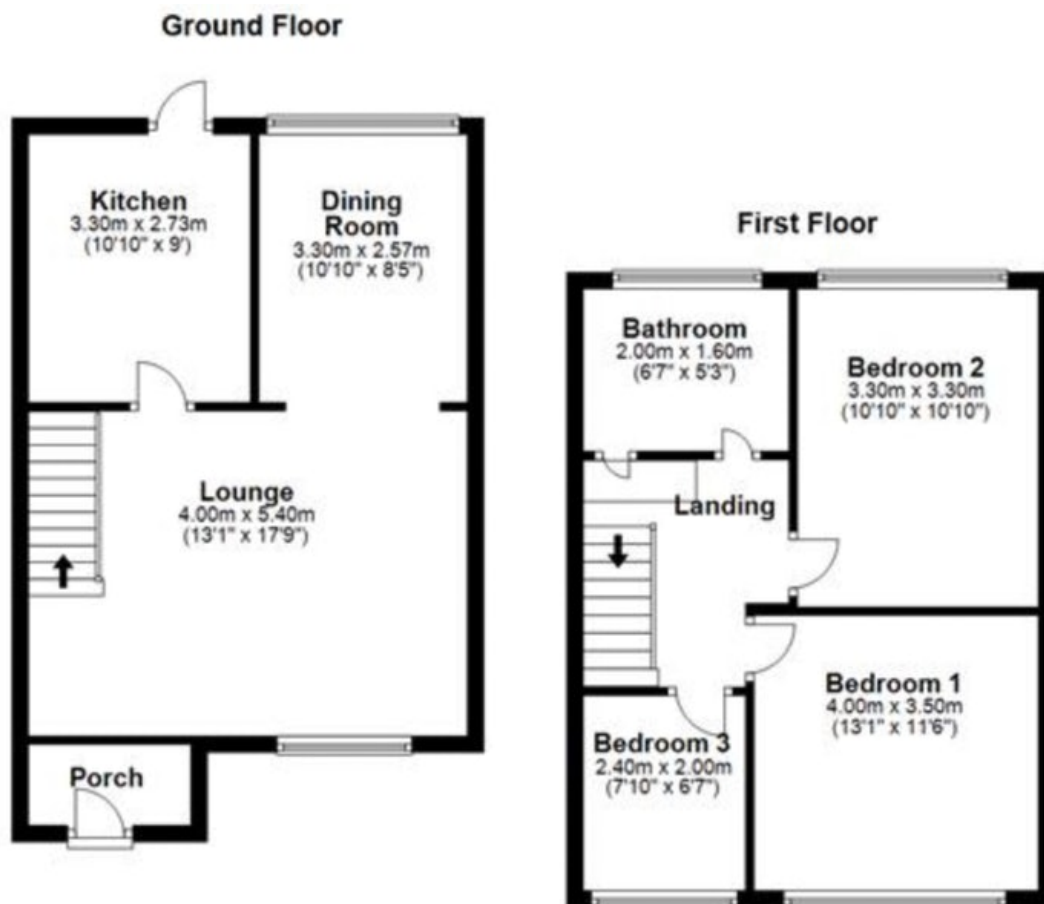
- Three Bedroom Semi Detached
- Lounge/Dining Room
- Gas Central Heating
- Double Glazed
- NO CHAIN
- Viewing Recommended

Extra info:

- **Property Age:** 49 years
- **Council Tax:** Band C (£1693.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage

Housesimple is pleased to present this three bedroom semi detached property in Royton.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

5, Elmwood Drive, Royton, OLDHAM, OL2 5XP

Dwelling type: Semi-detached house	Reference number: 0528-7996-7289-4786-1950
Date of assessment: 02 November 2016	Type of assessment: RdSAP, existing dwelling
Date of certificate: 08 November 2016	Total floor area: 104 m ²

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:	£ 2,598
Over 3 years you could save	£ 219

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 195 over 3 years	£ 195 over 3 years	<div style="border: 1px solid green; padding: 5px; background-color: #4f81bd; color: white; width: fit-content; margin: 0 auto;"> You could save £ 219 over 3 years </div>
Heating	£ 2,088 over 3 years	£ 1,965 over 3 years	
Hot Water	£ 315 over 3 years	£ 219 over 3 years	
Totals	£ 2,598	£ 2,379	

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

Very energy efficient - lower running costs

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

Current	Potential
71	82

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
1 Floor insulation (suspended floor)	£800 - £1,200	£ 123
2 Solar water heating	£4,000 - £6,000	£ 96
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 732

To receive advice on what measures you can take to reduce your energy bills, visit www.simplenenergyadvice.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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MISREPRESENTATION ACT, 1967.

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