

£189,950

TENURE : FREEHOLD

Green Lane, Rugeley. WS15 2AP

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 1

Southwells
5 Horsefair, Rugeley, Staffs WS15 2EJ
southwellssales@gmail.com | 01889582137
Website: <https://www.southwellsproperties.co.uk/>

 **SOUTHWELLS**
SALES & LETTINGS

Southwells are pleased to bring to the market this spacious 3 bedroom end terrace house. Set on Green lane, in walking distance to the town centre of Rugeley. This property would make the ideal family home. Boasting gas central heating and double glazing throughout, a detached garage with parking available to the rear along with the following accommodation:

Front of property

Enclosed front garden, low maintenance with stone gravel potting area, surrounding borders, side access to rear and slab path leading to UPVC front door.

Entrance hall

UPVC front door into. Carpeted flooring with coconut matting to door. Radiator. Light fitting to ceiling. Stairs off. Door off to lounge.

Lounge/dining room: 22'10" (6.96m) X 12'02" (3.71m)

Front facing window. Rear facing patio doors to rear garden. Carpeted flooring. 2 light fittings to ceiling. Log burning fire set in brick surround. Door to entrance hall and door to kitchen.

Kitchen: 11'04" (3.45m) X 8'02" (2.49m)

2 side facing windows. Laminate flooring. Strip light to ceiling. Rang of wall & base units. Ceramic sink & drainer with mixer tap. Integrated electric cooker 5 ring gas hob.

Bathroom: 6'11" (2.13m) X 8'02" (2.50m)

Side facing opaque window. Vinyl flooring. Light fitting to ceiling. Walk in shower cubicle with gas shower. Low level toilet and sink. Storage cupboards.

Stairs and landing

Enclosed stairway with handrails. Carpeted flooring. Light fitting to ceiling. Loft hatch to ceiling. Doors off to all bedrooms.

Bedroom 1: 14'11" (4.56m) X 10'04" (3.16m)

Front facing window. Carpeted flooring. Light fitting to ceiling. Radiator. Storage cupboard.

Bedroom 2: 12'01" (3.70m) X 9'07" (2.92m)

Rear facing window. Carpeted flooring. Light fitting to ceiling. Radiator.

Bedroom 3: 11'04" (3.46m) X 8'02" (2.51m)

Rear facing window. Carpeted flooring. Light fitting to ceiling. Radiator.

Rear of property

Fully enclosed lengthy rear garden with access to the side and rear. With decked seating area, summer house, Wendy house

and astro turf lawns with borders.

Garage: 17'00" X 9'05"

Detached garage located at the rear of the garden. Parking on road available.

Council Tax Band: A

EPC Rating: D

Construction: Standard brick construction

Electric Supply: Mains

Gas Supply: Mains

Water Supply: Mains

Sewerage: Mains

Broadband and mobile coverage: TBC

Tenure: Freehold

Viewings: Strictly through Southwells 01889-582137 southwellsales@gmail.com

Disclaimer:

Southwell's for their selves and for the vendors or lessors of this property whose agents they are, give notice that

i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract.

ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct.

iii) intending purchaser or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspecting or otherwise as to the correctness of each of them.

iiii) no person in the employment of Southwell's has any authority to make or give any warranty whatever in relation to this property

Southwells

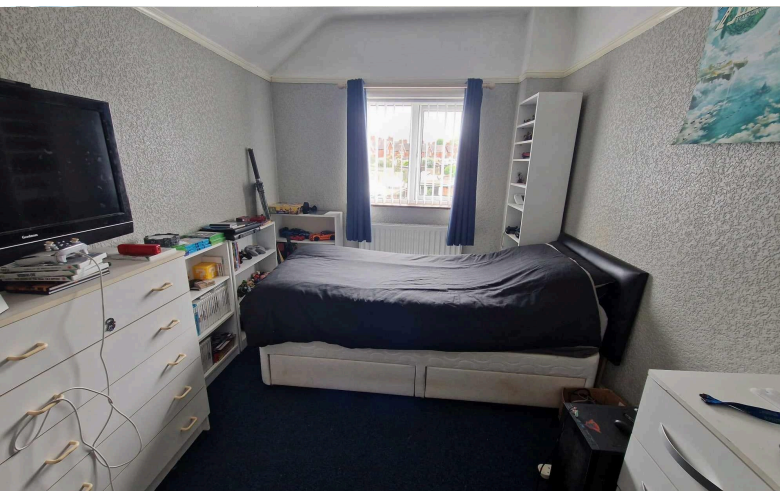
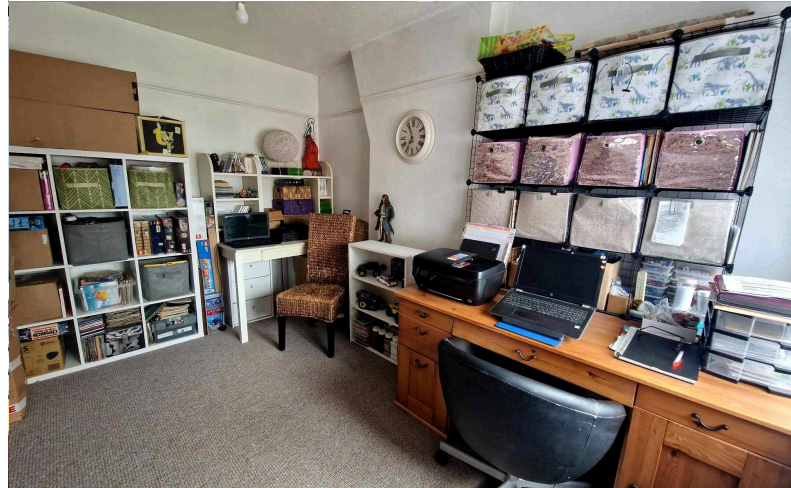
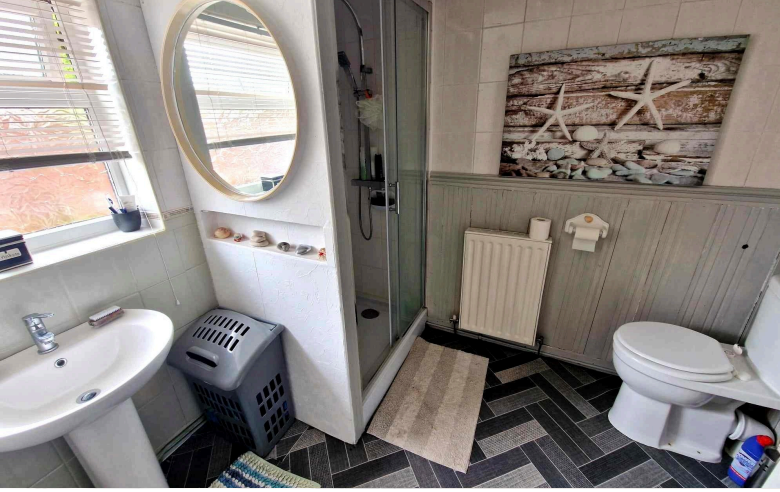
5 Horsefair, Rugeley, Staffs WS15 2EJ

southwellssales@gmail.com | 01889582137

Website: <https://www.southwellsproperties.co.uk/>







Southwells
5 Horsefair, Rugeley, Staffs WS15 2EJ
southwellssales@gmail.com | 01889582137
Website: <https://www.southwellsproperties.co.uk/>



Energy performance certificate (EPC)

2 Green Lane RUGELEY WS15 2AP	Energy rating	Valid until:	15 February 2032
	D	Certificate number:	9865-3013-1202-3262-5204

Property type End-terrace house

Total floor area 90 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Average
Roof	Pitched, 200 mm loft insulation	Good
Roof	Flat, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 88% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 229 kilowatt hours per square metre (kWh/m²).

▶ [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£772 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £90 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 10,263 kWh per year for heating
- 2,324 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is D. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO ₂
This property produces	3.6 tonnes of CO ₂
This property's potential production	2.2 tonnes of CO ₂

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

▶ [Do I need to follow these steps in order?](#)

Step 1: Flat roof or sloping ceiling insulation

Typical installation cost £850 - £1,500

Typical yearly saving £25

Potential rating after completing step 1 **69 C**

Step 2: Floor insulation (suspended floor)

Typical installation cost £800 - £1,200

Typical yearly saving £40

Potential rating after completing steps 1 and 2 **71 C**

Step 3: Solar water heating

Typical installation cost £4,000 - £6,000

Typical yearly saving £25

Potential rating after completing steps 1 to 3 **72 C**

Step 4: Solar photovoltaic panels, 2.5 kWp

Typical installation cost £3,500 - £5,500

Typical yearly saving £342

Potential rating after completing steps 1 to 4 **82 B**

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

[Find ways to save energy in your home](#)

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Jane Lee
Telephone	07855375617
Email	janeleedea@sky.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/018463
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	16 February 2022
Date of certificate	16 February 2022
Type of assessment	▶ RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

OGL

All content is available under the [Open Government Licence v3.0 \(https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/\)](https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/), except where otherwise stated



[ht \(https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework/\)](https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework/)