

## Energy performance certificate (EPC)

301 Woodbridge Road  
Ipswich  
IP4 4AU

Energy rating

**B**

Valid until:

**20 February 2035**

Certificate number:

**0637-9897-5337-9043-6292**

Property type

Retail/Financial and Professional Services

Total floor area

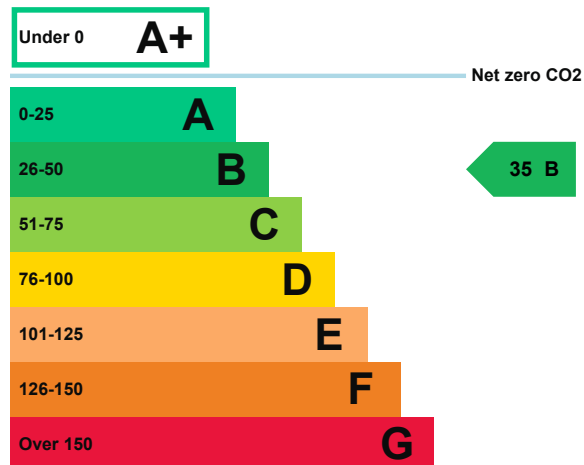
516 square metres

### Rules on letting this property

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

### Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

### How this property compares to others

Properties similar to this one could have ratings:

If newly built

**8 A**

If typical of the existing stock

**32 B**

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	19.03
Primary energy use (kWh/m <sup>2</sup> per year)	205

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1608-9250-9379-7335-5197\)](/energy-certificate/1608-9250-9379-7335-5197).

## 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	John Anscomb
Telephone	01473310134
Email	<a href="mailto:johnanscomb@aol.com">johnanscomb@aol.com</a>

### 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/019522
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	John Anscomb
Employer address	1 Peartree Lodge, Bentley, Ipswich, Suffolk, IP9 2DF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	12 February 2025
Date of certificate	21 February 2025