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# Trefoil Crescent, Crawley, RH11 9EY

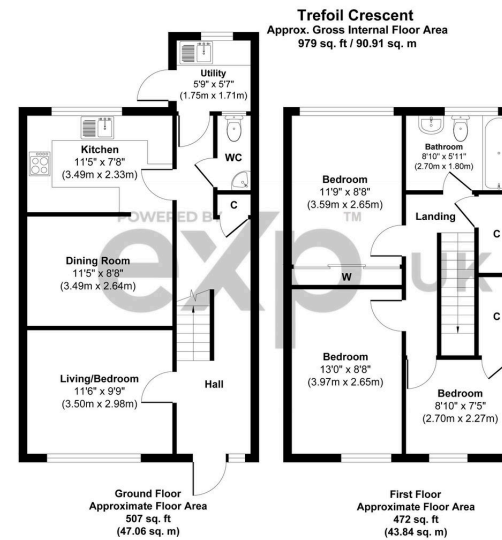
£325,000

3 1 2



- REF: IB0501
- Three bedroom mid terrace house
- No Chain
- Currently let as a four bedroom HMO
- Garage, Rear Garden
- Short walk to local shops, schools , transport links
- Utility room, downstairs WC
- Separate Living Room ( currently used as bedroom)
- Open plan kitchen and dining area





Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning of fixtures and fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, mis-statement or use of data shown.  
Produced by HomeFocusStudio LTD

REF: IB0501 Three bedroom family home currently being used as a four bedroom HMO. Ideal location and close to transport links and local shops. The property has an open plan kitchen / dining room, Rear Garden and Garage, Chain free.

**Energy performance certificate (EPC)**

5 Trefoil Crescent CROWLEY RA11 1EY	Energy rating <b>C</b>	Valid until 17 January 2033
Property type Mid-terrace house		Certificate number 0360-2628-6096-2397-3385
Total floor area 92 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/landlords-on-the-requirements-and-exemptions)  
<https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions#energy-performance-certificate-landlord-guidance>.

**Energy rating and score**

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

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

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

Room	Energy rating	Score	Potential
100	A	92-100	100
95-100	B	81-91	100
80-90	C	69-80	100
65-75	D	55-68	100
55-64	E	49-54	100
45-54	F	35-48	100
35-44	G	1-34	100