



Lincoln Road Wrockwardine Wood Telford Offers in the Region Of TF2 6LF £168,000

DELIGHTFUL This two bedroom end of terrace cottage has been much improved with lounge with book cases, dining area. Storage, lovely kitchen with appliances extremely long rear garden leading on to the Cockshutt nature reserve, two bedrooms and smart bathroom. On road parking. EPC D. C TAX A. NO CHAIN

- ATTRACTIVE COTTAGE
- LIVING ROOM, DINING AREA
- LOVELY BATHROOM
- EPC D C.TAX A
- REALLY PRETTY WITH LONG REAR GARDEN
- TWO BEDROOMS PLUS ROOF ROOM IDEAL FOR STUDY

Lincoln Road, Telford, Shropshire, TF2 6LF

Lounge 10' 7" x 11' 10" (3.22m x 3.60m)

Dining area 12' 8" x 7' 7" (3.86m x 2.31m)

Kitchen 8' 0" x 10' 3" (2.44m x 3.12m)

Bedroom 1 10' 7" x 11' 10" (3.22m x 3.60m)

Bedroom 2 8' 0" x 10' 3" (2.44m x 3.12m)

Bathroom

Roof Room 10' 4" x 9' 3" (3.15m x 2.82m)

Gardens



Total area: approx. 77.6 sq. metres (835.8 sq. feet)



Energy Performance Certificate



21, Lincoln Road, Wrockwardine Wood, TELFORD, TF2 6LF

Dwelling type: End-terrace house

Date of assessment: 09 March 2017

Date of certificate: 10 March 2017

Reference number: 8773-7527-5840-4031-3906

Type of assessment: RdSAP, existing dwelling

Total floor area: 66 m²

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:

£ 2,673

Over 3 years you could save

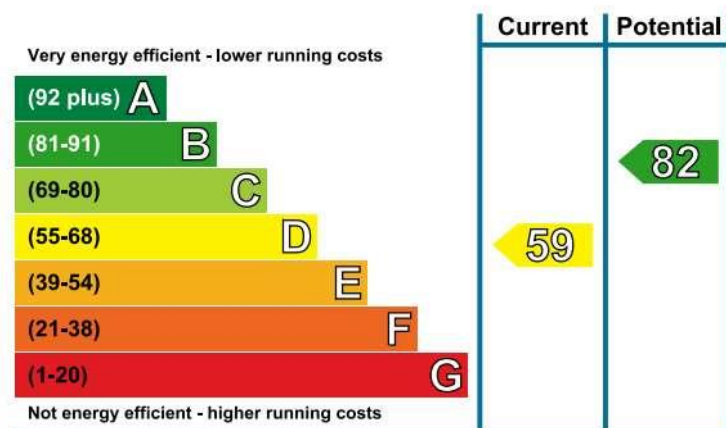
£ 768

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 219 over 3 years	£ 138 over 3 years	
Heating	£ 2,157 over 3 years	£ 1,569 over 3 years	
Hot Water	£ 297 over 3 years	£ 198 over 3 years	
Totals	£ 2,673	£ 1,905	

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



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	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 321	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 99	
3 Low energy lighting for all fixed outlets	£35	£ 69	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.