

Address: The Bungalow, Royston Road, Caxton,
Cambridgeshire CB23 3PN

Rental: £1,000.00 per calendar month

Availability: 7th May 2025

FACT FILE

PROPERTY STYLE

3 bedroom detached bungalow in rural location adjacent to small industrial estate.

ACCOMMODATION

Entrance hall, lounge, fitted kitchen, 2 double bedrooms, 1 single bedroom and refitted bathroom with shower.

BENEFITS/FEATURES

UPVC double glazing
Oil fired radiator central heating
Ample off road parking at front
Enclosed rear garden with storage shed.
Open views to front and side of property. Rural setting on the road between Caxton and Royston.

GENERAL CONDITION

The property is presented in excellent order throughout

FURNISHINGS INCLUDED

Carpets and curtains throughout

KITCHEN APPLIANCES

Electric Oven
Electric Hob
Extractor Hood



LETTING TERMS & INFORMATION

Availability	Long term
Rent Payable	Monthly or weekly
Deposit required	£1,000.00
Utilities included	No
Council Tax	Band D
Council tax payable	£ per annum

RESTRICTIONS

* **Non-smoking property**

Our ref. L576

66-68 St Loyes Street, Bedford, MK40 1EZ

www.laneandholmes.co.uk

Energy Performance Certificate



Bungalow, Royston Road, Caxton, CAMBRIDGE, CB23 3PN

Dwelling type: Detached bungalow
Date of assessment: 03 June 2020
Date of certificate: 05 June 2020
Reference number: 0078-6000-7236-1880-7224
Type of assessment: RdSAP, existing dwelling
Total floor area: 69 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:	£ 1,893
Over 3 years you could save	£ 330

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 210 over 3 years	£ 210 over 3 years	
Heating	£ 1,281 over 3 years	£ 1,095 over 3 years	
Hot Water	£ 402 over 3 years	£ 258 over 3 years	
Totals	£ 1,893	£ 1,563	

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
63	106

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	£ 192
2 Solar water heating	£4,000 - £6,000	£ 141
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 1,008

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

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.