



# WALSHE'S PROPERTY

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148 Warwick Road  
Scunthorpe

**Price:** Monthly Rental Of  
£350

## Information

Walshe's Property is proud to offer you this one bedroom first floor flat on Warwick Road in Scunthorpe, with easy access to good schools and transport links. This flat boasts a kitchen with both wall & base units, laminate worktops, fitted oven & hob and stainless steel sink & drainer, a large lounge, a double bedroom with built in wardrobes and a bathroom with fitted three-piece suite comprising of shower, sink & toilet. This flat is on a leasehold tenure. For more information on this please contact the office.



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Scunthorpe

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### Description

**Lounge** 14' 1" x 11' 10" (4.3m x 3.6m)

This large lounge boasts two double glazed windows, a central heating radiator and laminate flooring.

**Bedroom** 10' 10" x 9' 2" (3.3m x 2.8m)

This double bedroom offers built in storage cupboards, a central heating radiator, a double glazed window and laminate flooring.

**Kitchen** 11' 10" x 7' 3" (3.6m x 2.2m)

The kitchen boasts both wall and base units with laminate worktops, a fitted oven & hob, stainless steel sink & drainer, a double glazed window, a central heating radiator and laminate flooring.

**Bathroom** 9' 2" x 5' 3" (2.8m x 1.6m)

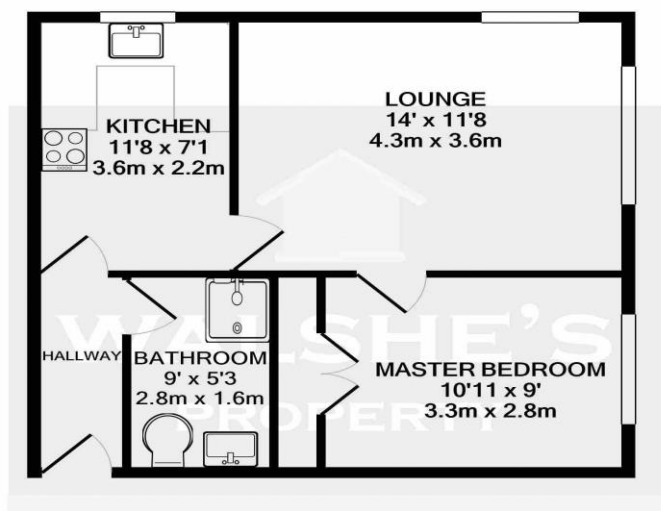
The bathroom offers a fitted three-piece suite comprising of shower, sink & toilet, a central heating radiator and laminate flooring.

### Lease Information

- 189 year lease from 1 October 1975 (145 years remaining)

### Summary of accommodation

- One Double Bedroom
- Investment Opportunity



TOTAL APPROX. FLOOR AREA 436 SQ.FT. (40.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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# Energy Performance Certificate



148, Warwick Road, SCUNTHORPE, DN16 1EU

**Dwelling type:** Top-floor flat  
**Date of assessment:** 21 May 2014  
**Date of certificate:** 23 May 2014

**Reference number:** 8608-3692-9329-2427-5543  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 38 m<sup>2</sup>

## 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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,359</b>
<b>Over 3 years you could save</b>	<b>£ 156</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 132 over 3 years	£ 81 over 3 years	
Heating	£ 1,005 over 3 years	£ 900 over 3 years	
Hot Water	£ 222 over 3 years	£ 222 over 3 years	
<b>Totals</b>	<b>£ 1,359</b>	<b>£ 1,203</b>	

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
70	73

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 Cavity wall insulation	£500 - £1,500	£ 116
2 Low energy lighting for all fixed outlets	£20	£ 45

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