



3

Bedrooms



1

Bathroom



Castle
Estates



A recently refurbished three-bedroom semi-detached house on Willoughby Street, in the heart of Beeston. Brand new kitchen and bathroom, fresh decoration and new carpets throughout, plus two downstairs reception rooms and a newly re-turfed rear garden. Offered unfurnished with full double glazing and gas central heating. Superbly located for local shops, schools, parks and transport links into Nottingham. Early viewing recommended.

This 3-bedroom semi-detached house is available to rent on Willoughby Street, Beeston, Nottingham. The property is unfurnished and features full double glazing. Heating is provided by a gas central heating system with a combi boiler, ensuring efficient warmth throughout the home. The property has been recently refurbished throughout including new bathroom and kitchen, redecoration throughout and new carpets. The house comprises four spacious bedrooms, offering ample space for residents. The layout is practical, with each room designed to maximize comfort and functionality. 2 downstairs reception rooms, the space can be adapted to suit various needs. Brand new kitchen is equipped with necessary appliances, making it convenient for daily use. Rear garden area which has been leveled and new grass relayed, benefits from its location in Beeston, a well-connected area with access to local amenities. Public transport links are readily available, providing easy access to Nottingham and surrounding areas. The property is served by key utilities, ensuring a hassle-free living experience. Nearby, residents can find a range of amenities including shops, schools, and parks, contributing to a convenient lifestyle. The property is ideal for those seeking a well-located home with essential features and services.

Recently refurbished throughout, this three-bedroom semi-detached house on Willoughby Street sits in the heart of Beeston, one of Nottingham's most sought-after suburbs.

The property has been fully updated with a brand new kitchen, a new bathroom, fresh redecoration and new carpets throughout. The kitchen comes fitted with appliances ready for day-to-day use.

Downstairs offers two reception rooms, giving you flexible living space that adapts to whatever you need, whether that is a formal lounge and dining room, a home office, or a family room. Upstairs are three well-proportioned bedrooms.

The house is offered unfurnished and benefits from full double glazing and gas central heating run from a combi boiler, keeping running costs down and warmth consistent throughout.

To the rear is a private garden that has been freshly levelled and re-turfed, ready to enjoy.

Beeston itself is a genuine draw. You are within easy reach of local shops, schools and parks, with strong public transport links into Nottingham city centre and beyond. The tram and regular bus services make commuting straightforward, and the University of Nottingham is close by.

An excellent home in a well-connected location. Early viewing is recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Beeston, Nottingham, NG9



Energy performance certificate (EPC)

15 Willoughby Street
Beeston
NOTTINGHAM
NG9 2LT

Energy rating

E

Valid until:

2 April 2033

Certificate number:

0870-1013-7234-9237-4200

Property type

Semi-detached house

Total floor area

114 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 89% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 323 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£1,300 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £535 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 22,748 kWh per year for heating
 - 2,954 kWh per year for hot water
-

Impact on the environment

This property's environmental impact rating is E. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 6.5 tonnes of CO₂

This property's potential production 2.5 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£190
2. Internal wall insulation	£4,000 - £14,000	£245
3. Floor insulation (suspended floor)	£800 - £1,200	£27
4. Heating controls (TRVs)	£350 - £450	£31
5. Solar water heating	£4,000 - £6,000	£43
6. Solar photovoltaic panels	£3,500 - £5,500	£357

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: [Warm Homes Local Grant \(www.gov.uk/apply-warm-homes-local-grant\)](http://www.gov.uk/apply-warm-homes-local-grant)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](http://www.gov.uk/energy-company-obligation)

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	Ryan Brown
Telephone	01159775431
Email	info@prtproperty.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO037839
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	3 April 2023
Date of certificate	3 April 2023
Type of assessment	RdSAP
