



Energy Performance Certificate

18, The Avenue, SHERINGHAM, NR26 8DG

Dwelling type: Semi-detached house
 Date of assessment: 15 July 2016
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Reference number: 9258-4054-7223-1376-0970
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 103 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:	£ 3,606
Over 3 years you could save	£ 1,278

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 222 over 3 years	You could save £ 1,278 over 3 years
Heating	£ 2,889 over 3 years	£ 1,872 over 3 years	
Hot Water	£ 495 over 3 years	£ 234 over 3 years	
Totals	£ 3,606	£ 2,328	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential	Net energy efficient - higher running costs
(82 plus) A		83	
(81-81) B			
(69-80) C			
(55-68) D	60		
(39-54) E			
(21-38) F			
(1-20) G			

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).

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	£ 717	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 153	✓
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 267	✓

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.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



18 The Avenue, Sheringham, NR26 8DG

Guide Price £265,000

Arnolds Keys are pleased to offer this semi detached house located within easy walking distance of the town centre with its excellent selection of local and national shops and transport links to the city of Norwich. A short stroll will also take you to the sea front.

The property would benefit from some updating but is full of character and benefits from two reception rooms and three double bedrooms. Outside there is off road parking and low maintenance gardens. The property is offered with no onward chain.

- Close to town centre
- Three double bedrooms
- Off road parking
- No onward chain

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



Property Description

PORCH

Double glazed door to the front aspect. part double glazed door leading to the entrance hall with obscured glazed panels either side.

ENTRANCE HALL

Stairs to first floor, telephone point, radiator, door too:

CLOAKROOM

Close coupled WC, wall hung wash hand basin, extractor fan.

SITTING ROOM

12' 0" plus bay x 13' 5" (3.66m x 4.09m) Double glazed bay window to the front aspect, open fire with tiled surround and hearth, picture rail, radiator, television point

DINING ROOM

10' 6" x 13' 5" (3.2m x 4.09m) Double glazed French doors leading to the rear garden and double glazed window to the rear aspect. Open fire place with tiled surround and tiled hearth, two storage cupboards, radiator, television point.



KITCHEN

10' 6" x 13' 5" (3.2m x 4.09m) Double glazed windows to the side and rear aspects, double glazed door to the side aspect with obscured glazing. Combination of wall and base units with laminated work surfaces and tiled splash backs, 1 bowl stainless steel sink and drainer, breakfast bar, space for electric cooker, recirculating hood, plumbing for automatic washing machine, radiator.

UTILITY ROOM

5' 5" x 5' 3" (1.65m x 1.6m) Double glazed window to the side aspect, wall hung gas fired boiler, part shelved.

LANDING

Double glazed window to the side aspect, loft access.



BEDROOM 1

12' x 10' 8" (3.66m x 3.25m) Double glazed window to the front aspect, two built in wardrobes with storage cupboards over, radiator.

BEDROOM 2

10' 8" x 10' 6" (3.25m x 3.2m) Double glazed window to the rear aspect, two built in wardrobes with storage over, radiator, telephone point.

BEDROOM 3

12' x 8' 8" (3.66m x 2.64m) Double glazed window to the side and rear aspects, airing cupboard housing hot water cylinder with immersion, telephone point.



BATHROOM

Double glazed window to the front with obscured glazing, bath, wash hand basin on a pedestal, part tiled, radiator.

WC

Double glazed window to the side aspect with obscured glazing, low level WC, part tiled.

OUTSIDE

To the front of the property there is a wide entrance allowing for parking on a brick weave driveway, side access gate leading to the rear garden. The rear garden has a raised patio area with both slope and steps down to a low maintenance garden with some established planting. There are two sheds both with power and light and a greenhouse, all enclosed by fence panels and brick wall.



VIEWING

Strictly by appointment with Arnolds Keys Sheringham on 01263 822373

DIRECTIONS

From our office, turn right at the clock tower and then first right into Cooperative Street. At the end of the road turn right into Beeston Road and then first left into The Avenue where the property will be found.