LETTING CENTRE CARLISLE

£600 pcm

8 East Norfolk Street, CA2









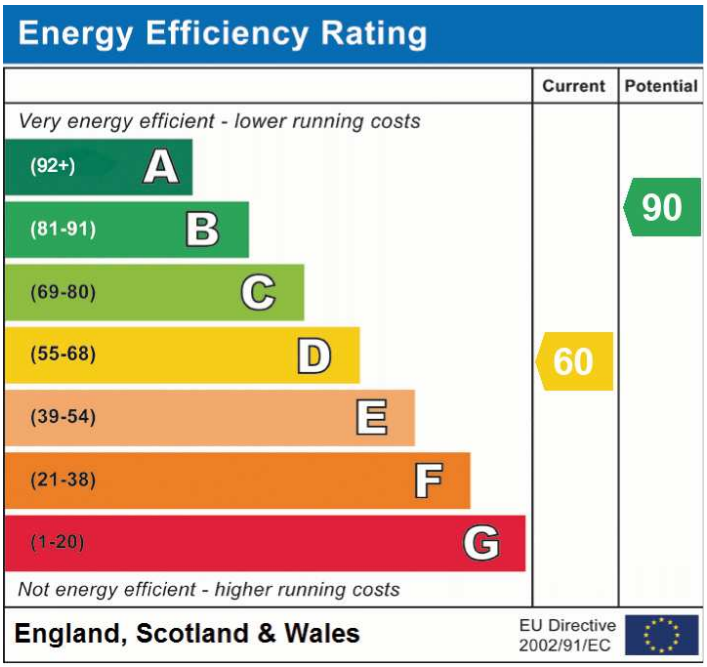


A lovely, well presented and modern 2 bedroom home available to rent in a popular area of the city. The property is available from the end of march and is being offered on an unfurnished basis..

Please note - this property will be unfurnished

Internally the property consists of living room and kitchen on the ground floor and 2 bedrooms and the shower room on the first floor. Externally there is an enclosed rear yard.





Address: 8 East Norfolk Street, CA2

Energy performance certificate (EPC)

8 East Norfolk Street CARLISLE CA2 5JL	Energy rating **D**	Valid until: **17 January 2032** Certificate number: **3532-4629-7100-0678-2296**

Property type	Mid-terrace house
Total floor area	61 square metres

Rules on letting this property

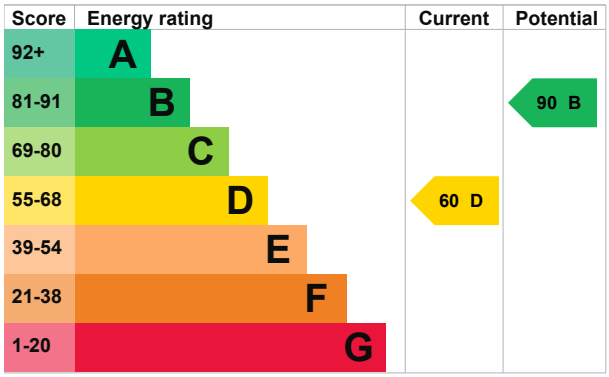
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

This property's energy rating is D. 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

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	Very poor
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
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 337 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£748 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 £323 per year** if you complete the suggested steps for improving this property’s energy rating.

This is **based on average costs in 2022** 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:

- 12,111 kWh per year for heating
- 1,869 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is D. It has the potential to be B.

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	3.6 tonnes of CO2
This property's potential production	0.8 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.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£117
2. Internal or external wall insulation	£4,000 - £14,000	£155
3. Floor insulation (solid floor)	£4,000 - £6,000	£27
4. Solar water heating	£4,000 - £6,000	£24
5. Solar photovoltaic panels	£3,500 - £5,500	£326

Help paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

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	Christopher Nuttall
Telephone	03300 366 327
Email	purchase.ledger@landmark.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/002621
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	18 January 2022
Date of certificate	18 January 2022
Type of assessment	RdSAP