



**Property Description:** A newly refurbished 1-bedroom ground floor flat, located on Orfeur Street in Carlisle, offering a comfortable living space with modern amenities. The property features one bedroom, one bathroom, and a reception area, designed with an open-plan layout that combines the lounge and kitchen. The flat is fully double-glazed, ensuring energy efficiency and a quiet indoor environment. Heating bills are included. On-road parking is available, adding to the convenience for residents with vehicles. The property is situated close to a bus route, offering easy access to public transportation and connecting tenants to various parts of Carlisle and beyond. The bathroom is modern and well-appointed, featuring a shower enclosure, sink, and toilet.



# Energy performance certificate (EPC)

1 Orfeur Street  
CARLISLE  
CA1 2AB

Energy rating

**D**

Valid until: **11 March 2034**

Certificate number: **9396-3035-5207-4524-8200**

Property type	Ground-floor flat
Total floor area	48 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 D. It has the potential to be C.

[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+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		73 <b>C</b>
55-68	<b>D</b>	56 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		