





Asking Price £415,000

TENURE : FREEHOLD

Bishops Wood, WOKING, GU21 3QA

Bedrooms : 3 **Bathrooms : 1** **Reception Rooms : 1**

Mid-terrace house **3 bedrooms** **1 bathroom**

1 reception **EPC rating D (66/100)**

Maple Properties
89 Walton Road, Woking, Surrey GU21 5DW
woking@mapleproperties.co.uk | **+441483385238**
Website: **https://maple.globalnoticeboard.com**

Maple Estate Agents are pleased to offer this three-bedroom terraced home in Bishops Wood, Goldsworth Park. Featuring a generous lounge/dining room, a separate kitchen and a practical layout over two floors, the property offers appealing accommodation for first-time buyers and families alike.

The entrance hall provides useful storage and leads into the spacious lounge/dining room. Extending from the front to the rear of the house, this versatile space offers room for comfortable seating and a dining area, making it the heart of the home for everyday living and entertaining. The separate kitchen sits to the rear, conveniently accessed from the dining space.

Upstairs, the accommodation comprises two double bedrooms and a third bedroom that can also serve as a home office. A family bathroom, fitted with a bath, washbasin and WC, completes the first floor.

Goldsworth Park combines everyday convenience with plenty of outdoor space. The local shopping centre includes Waitrose, alongside other shops, a health centre and dental facilities, providing a useful range of amenities within the neighbourhood.

Goldsworth Park Lake is a particular highlight, with a waterside path offering a pleasant setting for walks and enjoying the local wildlife. The surrounding recreation ground provides further space for outdoor activities, while Beaufort Primary School is among the schools serving the area.

Bus services connect Goldsworth Park with Woking town centre, while Woking railway station provides services to London Waterloo, adding to the location's appeal for commuters.

Lounge / Dining Room *19' 9" x 12' 8" (6.02m x 3.86m)*

Kitchen *9' 4" x 7' 4" (2.84m x 2.24m)*

Store

Bedroom 1 *12' 5" x 9' 4" (3.78m x 2.84m)*

Bedroom 2 *11' 2" x 9' 4" (3.40m x 2.84m)*

Bedroom 3 *7' 8" x 6' 9" (2.34m x 2.06m)*

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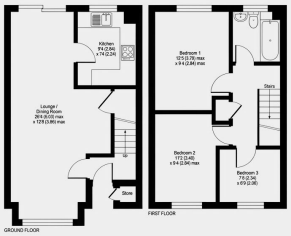




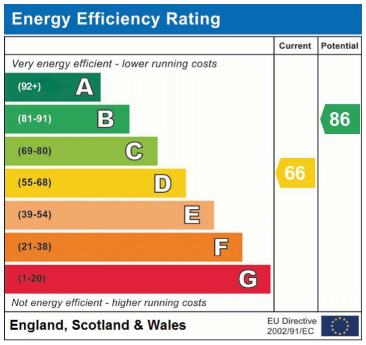





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Energy performance certificate (EPC)

10, Bishops Wood WOKING GU21 3QA	Energy rating **D**	Valid until:	**3 March 2029**
		Certificate number:	**9778-4000-6262-4491-9940**

Property type	Mid-terrace house
Total floor area	71 square metres

Rules on letting this property

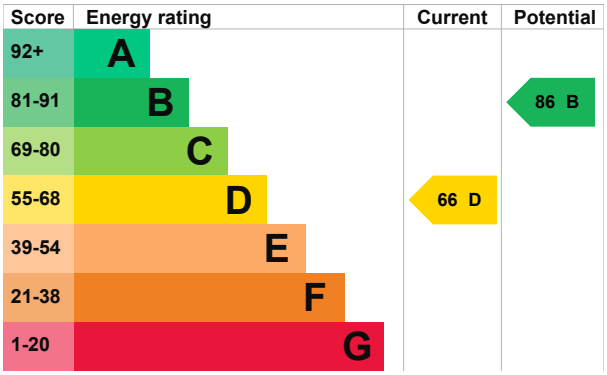
Properties can be let if they have an energy rating from A to E.

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	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Pitched, limited insulation (assumed)	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 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 242 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£675 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 £188 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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:

- 7,469 kWh per year for heating
- 2,731 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	3.0 tonnes of CO2
This property's potential production	1.0 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. Cavity wall insulation	£500 - £1,500	£51
2. Floor insulation (solid floor)	£4,000 - £6,000	£22
3. Condensing boiler	£2,200 - £3,000	£75
4. Solar water heating	£4,000 - £6,000	£39
5. Solar photovoltaic panels	£5,000 - £8,000	£311

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	James Bailey
Telephone	07794894469
Email	james.bailey1@hotmail.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	ECMK
Assessor's ID	ECMK302755
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	13 February 2019
Date of certificate	4 March 2019
Type of assessment	RdSAP