

Energy performance certificate (EPC)

23, Bridge Street Framlingham WOODBIDGE IP13 9AJ	Energy rating <div>C</div>	Valid until: 22 March 2026
		Certificate number: 0270-5951-0336-9750-1044

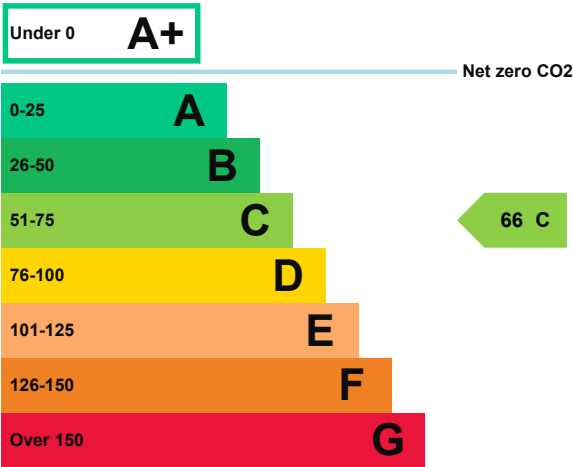
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	284 square metres

Rules on letting this property

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

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	21 A
If typical of the existing stock	62 C

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Mechanical Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	69.81

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9594-4057-0563-0100-7125\)](https://energy-certificates.service.gov.uk/energy-certificates/9594-4057-0563-0100-7125).

## 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	Mike Simpson
Telephone	(0)7770 580 902
Email	<a href="mailto:mike@epcmarketing.co.uk">mike@epcmarketing.co.uk</a>

### Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited
Assessor's ID	QUID201186
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### About this assessment

Employer	EPC Marketing Ltd
Employer address	Dolphin Cottage, 36B Bredfield St., Woodbridge, Suffolk IP12 4NH
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	23 March 2016
Date of certificate	23 March 2016