



3

Bedrooms



1

Bathroom



Lovely 3bedroom House for sale. The property comprises of two good size receptions , two double bedrooms and one single room. There are many great features and potential in this lovely house.

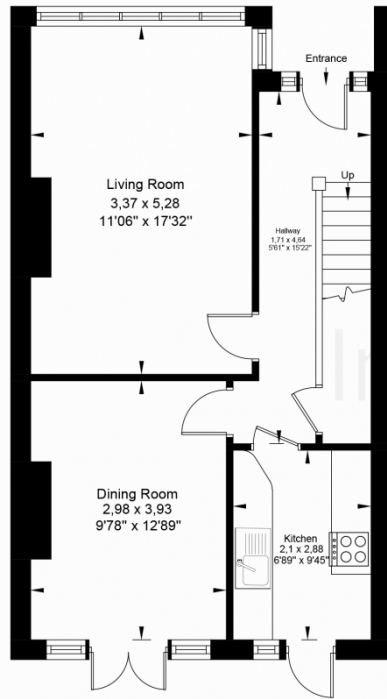
Situated in a lovely neighbourhood within 12mins walk to Norwood Train station, the station is only 15mins to London Bridge. Large parking space for two cars.

As you walk in to the property, there is a good size reception room follow by second reception with a door open to a big size rear garden. Natural light coming through the living area brighten up the property to give it a warm cosy feeling.

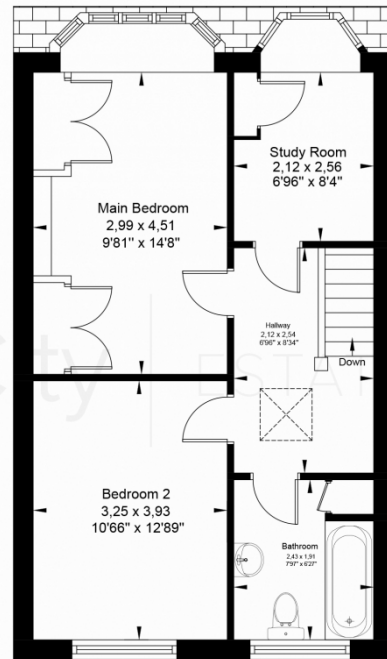
The vendor installed a solar panel in the property saving potential buyer on electricity every year. The vendor also cleared the loft area and installed a window, potential buyer can use it as a home office with a little uplift.

Massive garden at the rear and parking space in front for two cars. Viewing is highly recommended.

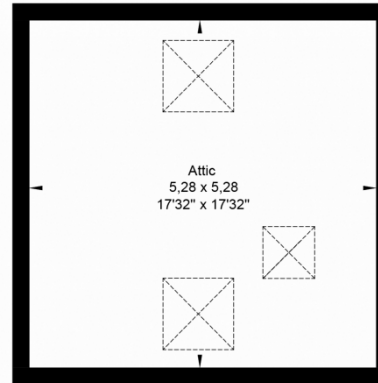
Energy rating B



Ground Floor



First Floor



Top Floor

Mid-Terrace House

Total Internal Area
93.45m² (1005.89 sq. ft.)

FOR ILLUSTRATIVE PURPOSES ONLY

Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, we cannot take any responsibility for any errors.



Energy performance certificate (EPC)

561 DAVIDSON ROAD
CROYDON
CR0 6DU

Energy rating

B

Valid until

23 May 2031

Certificate number

0250-1202-5809-9456-0004

Property type

Mid-terrace house

Total floor area

100 square metres

Rules on letting this property

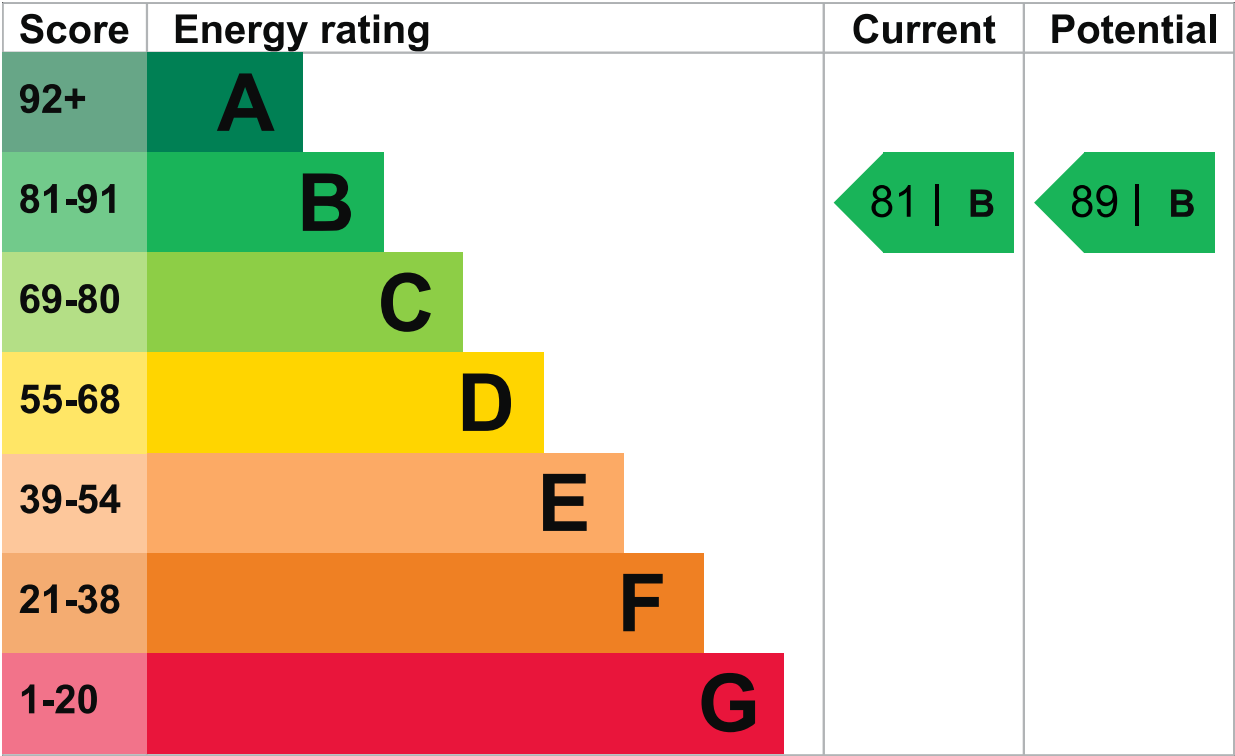
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property’s current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says “assumed”, it means that the feature could not be inspected and an assumption has been made based on the property’s age and type.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 150 mm loft insulation	Good
Window	Fully double glazed	Average

Feature	Description	Rating
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system, plus solar	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO₂. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Solar water heating
- Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 116 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

An average household produces

6 tonnes of CO₂

This property produces

2.1 tonnes of CO₂

This property's potential production

1.1 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 1.0 tonnes per year. This will help to protect the environment.

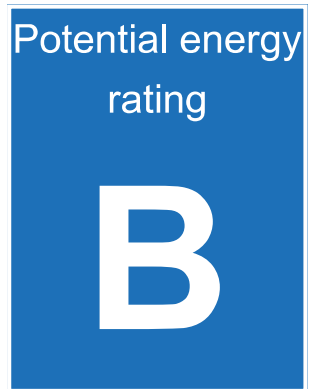
Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from B (81) to B (89).

► [What is an energy rating?](#)



Recommendation 1: Internal or external wall insulation

Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£120

Potential rating after carrying out recommendation 1

86 | B

Recommendation 2: Heating controls (room thermostat and TRVs)

Heating controls (room thermostat and TRVs)

Typical installation cost

£350 - £450

Typical yearly saving

£73

Potential rating after carrying out recommendations 1 and 2

89 | B

Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£755

Potential saving

£193

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating

10094 kWh per year

Water heating

2235 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Loft insulation	342 kWh per year
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Solid wall insulation	2639 kWh per year
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You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name

Kirsty Rix

Telephone

02033 978 220

Email

hello@propcert.co.uk

Accreditation scheme contact details**Accreditation scheme**

Quidos Limited

Assessor ID

QUID208018

Telephone

01225 667 570

Email

info@quidos.co.uk

Assessment details**Assessor's declaration**

No related party

Date of assessment

24 May 2021

Date of certificate

24 May 2021

Type of assessment

► [RdSAP](#)

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748.

Certificate number

[8099-0466-5820-3106-5013 \(/energy-certificate/8099-0466-5820-3106-5013\)](/energy-certificate/8099-0466-5820-3106-5013)

Expired on

6 October 2019
