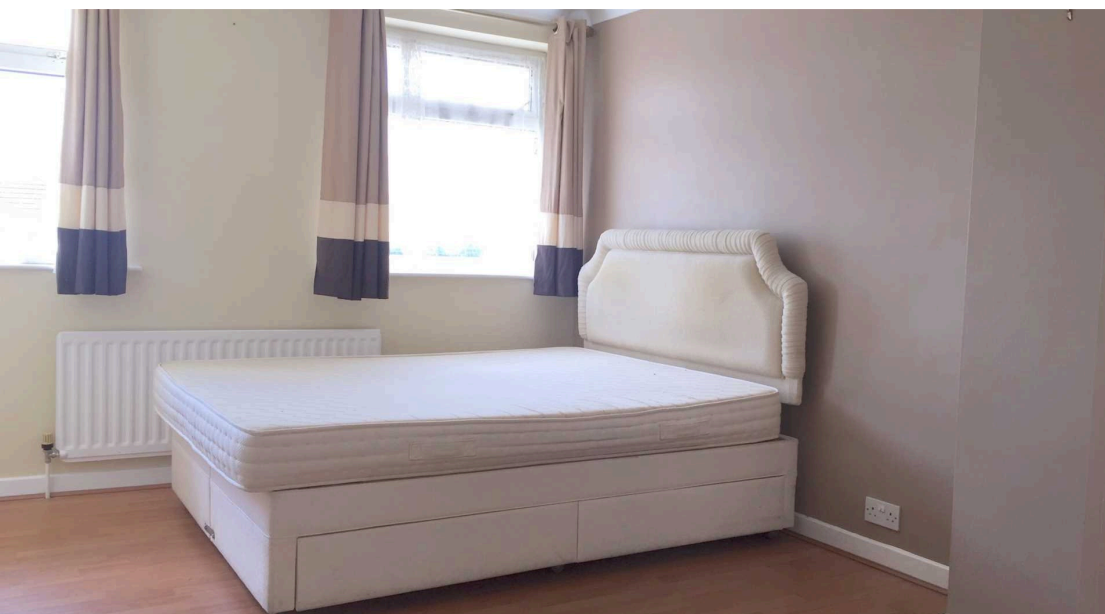




 4
Bedrooms

 1
Bathroom



This delightful semi-detached modern house well presented and located in a quiet road close to good transport links, Croydon High and other popular schools and a variety of local shops.

This delightful semi-detached modern house well presented and located in a quiet road close to good transport links, Croydon High and other popular schools and a variety of local shops. The property briefly comprises: entrance hall with cloaks cupboard; downstairs cloakroom; living room; kitchen; landing; four good size bedrooms; bathroom; rear garden; garage, and off street parking for two cars. Features include: double-glazing; gas central heating; hard wood flooring; laminate flooring; fitted wardrobes and storage cupboards, and an attractive lawned garden with patio area for relaxation and entertaining. If you are in need of a spacious, well designed family home, then we recommend viewing at your earliest opportunity. EPC rating: D Council Tax: Band E at £1,826.16 per annum (April 2016 to March 2017)

* Four good size Bedrooms * Semi-detached House * Large Living room * Garden with Patio area * Kitchen with appliances * Parking & Garage * Bathroom & Cloakroom * Highly desirable location

Entrance Hall (0m x 0m)

Cloakroom (0m x 0m)

Living Room (0m x 0m)

Kitchen (0m x 0m)

Landing (0m x 0m)

Master Bedroom (0m x 0m)

Bedroom Two (0m x 0m)

Bedroom Three (0m x 0m)

Bedroom Four (0m x 0m)

Family Bathroom (0m x 0m)

Entrance Hall (0m x 0m)

Cloakroom (0m x 0m)

Living Room (0m x 0m)

Kitchen (0m x 0m)

Landing (0m x 0m)

Master Bedroom (0m x 0m)

Bedroom Two (0m x 0m)

Bedroom Three (0m x 0m)

Bedroom Four (0m x 0m)

Family Bathroom (0m x 0m)

Energy Performance Certificate

SAP

Energy Performance Certificate

14, Bruce Drive, SOUTH CROYDON, CR2 8SL

Dwelling type: Semi-detached house

Date of assessment: 08 April 2013

Date of certificate: 08 April 2013

Reference number: 8537-7924-0300-3688-5902

Type of assessment: RDSM - existing dwelling

Total floor area: 112 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 2,955

Over 3 years you could save £ 837

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 174 over 3 years	
Heating	£ 2,409 over 3 years	£ 1,746 over 3 years	
Hot Water	£ 198 over 3 years	£ 198 over 3 years	
Totals	£ 2,955	£ 2,118	You could save £ 837 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

92-100

A

81-91

B

69-80

C

55-68

D

45-54

E

35-44

F

25-34

G

15-24

H

5-14

I

Not energy efficient - higher running costs

Current

Potential

81

72

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 5.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 150	✓
2 Cavity wall insulation	£500 - £1,500	£ 380	✓
3 Floor insulation	£800 - £1,200	£ 228	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0800 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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PRS Property Redress Scheme

TDS Tenancy Deposit Scheme member

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