



£120,000
Rugeley, WS15 1DQ



 **2**
Bedrooms

 **1**
Bathroom

5 Horsefair, Rugeley, Staffs WS15 2EJ | southwellssales@gmail.com

01889582137



£120,000
Rugeley, WS15 1DQ

SOLD

****NEW PRICE FOR QUICK SALE!**** ****DOWNSTAIRS SHOWER ROOM****
****ENCLOSED REAR GARDEN**** ****SPACIOUS KITCHEN/DINER****

Southwells are pleased to bring to the market this 2 bedroom mid-terrace house. The property is in walking distance to the town centre of Rugeley and in close proximity to all amenities such as Rugeley Town train and bus stations. With gas central heating and double glazing throughout the property also boasts the following accommodation:

Entrance

Off the street entrance with UPVC front door into lounge.

Lounge: 11'10" (3.63m) x 11'01" (3.38m)

Front facing window. UPVC front door. Laminate Flooring. Spotlights to ceiling. Doorway into kitchen.

Kitchen: 11'11" (3.64m) x 15'00" (4.53m) (Max)

Rear facing window. Stone tile flooring. Range of wall and base units. Resin sink and drainer with mixer tap. Integrated cooker and hob. Plumbing for automatic washing machine. Radiator. Spotlights to ceiling. Doorway to stairway. Doorway to rear hallway.

Rear Hallway:

Vinyl flooring. Spotlights to ceiling. Door to rear garden. Door to shower room.

Shower Room: 8'05" (2.58m) x 5'04" (1.63m)

Side facing opaque window. Vinyl flooring. Fully tiled walls. Walk in shower cubicle with shower to wall. White low level toilet. White sink. Spotlights to ceiling. Loft hatch to ceiling.

Stairs & Landing

Fully enclosed stairway with carpeted flooring. Spotlights to ceiling. Doors to both bedrooms. Radiator.

Bedroom 1: 12'00" (3.66m)x 11'03" (3.43m)

Front facing window. Carpeted floor. Radiator. Light fitting to ceiling.

Bedroom 2: 12'00" (3.66m) x 11'07" (3.54m)

Rear facing window. Carpeted flooring. Radiator. Light fitting to ceiling. Storage Cupboard.

Rear of Property

Fully enclosed rear garden. Path from rear door to patio area along with the lawn.

EPC AND FLOORPLAN TO FOLLOW

TENURE: FREEHOLD (this is yet to be verified by solicitors)

Disclaimer:

Southwell's for their selves and for the vendors or lessors of this property whose agents they are, give notice that

i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract.

ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct.

iii) intending purchaser or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspecting or otherwise as to the correctness of each of them.

iiii) no person in the employment of Southwell's has any authority to make or give any warranty whatever in relation to this property.

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Energy performance certificate (EPC)

5 ARMITAGE ROAD
RUGELEY
WS15 1DQ

Energy rating

C

Valid until

12 April 2031

Certificate number

6039-8424-5000-0942-5292

Property type

Mid-terrace house

Total floor area

61 square metres

Rules on letting this property

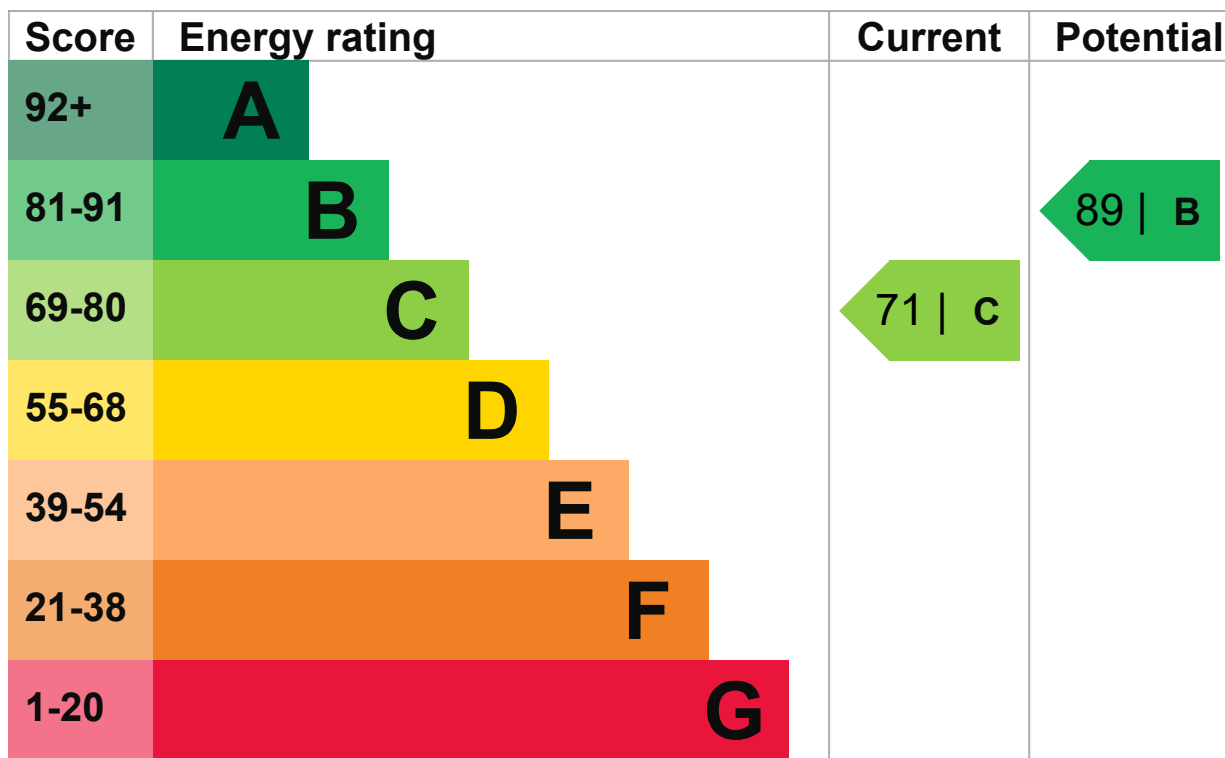
Properties can be rented if they have an energy rating from A to E.

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 C. 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.

The average energy rating and score for a property in England and Wales are D (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)	Poor
Roof	Pitched, 150 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good

Feature	Description	Rating
Hot water	From main system	Good
Lighting	Low energy lighting in 75% of 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 222 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

2.4 tonnes of CO₂

This property's potential production

0.8 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 1.6 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 C (71) 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

£65

Potential rating after carrying out recommendation 1

74 | C

Recommendation 2: Floor insulation (solid floor)

Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£22

Potential rating after carrying out recommendations 1 and 2

75 | C

Recommendation 3: Solar water heating

Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£30

Potential rating after carrying out recommendations 1 to 3

77 | C

Recommendation 4: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£332

Potential rating after carrying out recommendations 1 to 4

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

£570

Potential saving

£117

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

6285 kWh per year

Water heating

1877 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Loft insulation	222 kWh per year
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Solid wall insulation	1436 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

Andrew Hood

Telephone

07753 749948

Email

andyhood@centralsurveyorsmidlands.co.uk

Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/020912

Telephone01455 883 250

Emailenquiries@elmhurstenergy.co.uk

Assessment details**Assessor's declaration**No related party

Date of assessment12 April 2021

Date of certificate13 April 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.

There are no related certificates for this property.