



Having recently been decorated and carpeted, we are pleased to offer this well presented three double bedroom semi-detached property, situated in the popular 'Stroude Road' location of Virginia Water. The property comprises two reception rooms, modern kitchen, first floor white bathroom suite with separate power shower, gas central heating and double glazing throughout, side access to a large garden, which backs onto allotments and off street parking for two vehicles.

AVAILABLE NOW - UNFURNISHED

Stroude Road, Virginia Water, Surrey GU25 4BY

Energy Performance Certificate



407, Stroude Road, VIRGINIA WATER, GU25 4BY

Dwelling type: Semi-detached house **Reference number:** 8430-6529-5170-5698-6202
Date of assessment: 08 January 2020 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 08 January 2020 **Total floor area:** 98 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

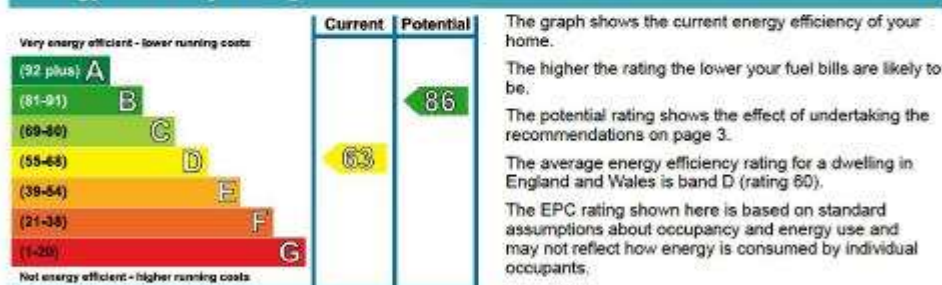
Estimated energy costs of dwelling for 3 years:	£ 2,823
Over 3 years you could save	£ 1,101

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 264 over 3 years	£ 264 over 3 years	
Heating	£ 2,139 over 3 years	£ 1,200 over 3 years	
Hot Water	£ 420 over 3 years	£ 258 over 3 years	
Totals	£ 2,823	£ 1,722	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 801
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 147
3 Solar water heating	£4,000 - £6,000	£ 153

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

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.