

# Harcourt-Powell

Chartered Surveyors

ELM GROVE, GLEMSFORD



**TO LET - £725 P.C.M**

Unfurnished

A Modern Mid Terraced Cottage Style Property

- Cloakroom ▪ Lounge & Kitchen Area
  - 2 Bedrooms ▪ Bathroom
  - Conservatory
- Gas Radiator Central Heating
  - Off-Road Parking for 1 Car
- Far Reaching Countryside Views

9 Gainsborough Street, Sudbury, Suffolk, CO10 2EU  
Tel: 01787-881177, Fax: 01787-881776  
[www.harcourt-powell.co.uk](http://www.harcourt-powell.co.uk)



Regulated  
by  
RICS



**RL0279 – Elm Grove, Tye Green, Glemsford, Suffolk, CO10 7RJ**

**A Modern Mid Terraced Cottage Style Property built approximately 10 years ago benefitting from sealed unit double glazed windows and doors, gas radiator central heating with underfloor electric heating to the Conservatory, garden to the rear with far reaching views over the open countryside. Off road parking for one car. Centrally located within the village of Glemsford.**

**HALL**

With staircase to First Floor opening into:-

**LOUNGE 14'4 x 11'3**

2 radiators, TV point, telephone point, stripped wood flooring, glazed double doors opening into:-

**CONSERVATORY 7'5 X 7'1**

Ceramic floor tiling, underfloor electric heating, wall light, doors opening to garden with part glazed door to:-

**REAR LOBBY**

Range of built in cupboards, small freezer, panelled wood door to Sitting Room and further door into:-

**CLOAKROOM**

Comprising white suite of low level WC and pedestal washbasin, ceramic tiled splashback, radiator, obscure sealed unit double glazed window.

**KITCHEN 6'6 x 6**

Range of matching wall and base units, part ceramic tiling to walls, ceramic floor tiling, radiator, sealed unit double glazed window to front aspect, granite effect work surfaces, inset sink and drainer, space and plumbing for washing machine, integrated oven, ceramic hob with extractor over.

Staircase to:-

**LANDING**

Ceiling mounted smoke alarm, access to roof space, radiator and wood panelled doors off to Built in airing cupboard housing gas boiler, slatted wood shelving and hanging rail.

**BEDROOM 1 12'4 x 8'9**

Sealed unit double glazed casement window to front aspect, radiator, range of built in wardrobe cupboards to one wall.

**BEDROOM 2 8'8' x 7'9**

Sealed unit double glazed window to rear aspect with far reaching views over open countryside, radiator.

**BATHROOM**

Recently installed comprising panelled bath H&C with independent shower over, low level WC and pedestal wash basin, extractor, downlighting, part ceramic tiling to walls and ceramic tiling to floor, ladder radiator/towel rail, obscure glazed window to rear.

**OUTSIDE**

To the front of the property is off road parking for one car with low brick wall with gate and enclosed front garden. The rear garden has paved and shingle terrace leading on to lawn with side flower and shrub borders, outside courtesy light, lean-to garden storage and the gardens back on to open farm land with far reaching views. We understand from the Landlord that there is a rear pedestrian right of way at the back of the garden.

**Council Tax Band - 'B'**

**EPC Rating - 'C'**

**TERMS**

Rental for a period of 12 months initially at £725 p.c.m (exclusive of council tax, water rates and utilities) with a deposit of £836 to be paid. We regret no Pets, no Smoking and excellent references will be required. The Tenants will also be responsible for their own contents insurance. Proof of residency and ID will also be required.

**Agents Note**

An administration fee is payable in advance when credit references are taken. The cost of this is either £210 for a single person or £270 for two people sharing (both fees are inclusive of VAT) The administration fee is non-refundable if the letting does not take place. All cheque payments are to be made to **Harcourt-Powell Ltd.**

**NOTE**

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending prospective Tenants must satisfy themselves Independently as to the coincidence of VAT in respect of any transactions.

To conform with the Property Misdescriptions Act 1991, we must point out that the plumbing, heating and electrical systems were not tested at the time of inspection. These particulars are issued by Harcourt-Powell Chartered Surveyors as Agents for the Landlord as a guide to the property and do not constitute a warranty, an offer or a contract. Measurements are approximate and for guidance only and we do not accept liability for error, mis-statement or omission. No person in the employment of Harcourt-Powell Chartered Surveyors has any authority to make or give any representation or warranty in relation to the property.

# Energy Performance Certificate



6, Elm Grove, Tye Green, SUDBURY, CO10 7RJ

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 13 September 2012  
**Date of certificate:** 13 September 2012

**Reference number:** 9378-0076-7281-0512-6904  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 57 m<sup>2</sup>

## 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

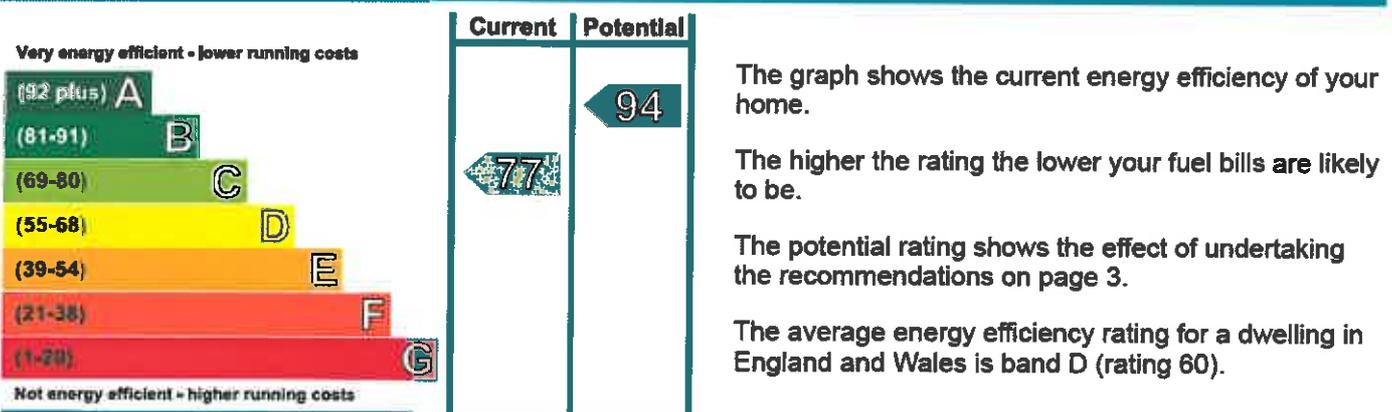
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£1,164</b>
<b>Over 3 years you could save</b>	<b>£147</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£198 over 3 years	£111 over 3 years	
Heating	£732 over 3 years	£741 over 3 years	
Hot Water	£234 over 3 years	£165 over 3 years	
<b>Totals</b>	<b>£1,164</b>	<b>£1,017</b>	

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



## 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 Low energy lighting for all fixed outlets	£40	£75	
2 Solar water heating	£4,000 - £6,000	£69	✓
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£699	✓

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](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.