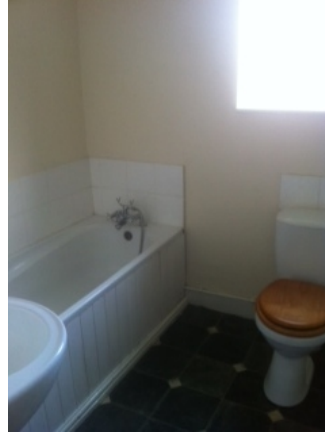


LORD STREET, GRIMSBY 3 Bedroom Terrace House

PROPERTY IMAGES



PROPERTY FEATURES

- Gas Central Heating & Double Glazing
- Newly redecorated throughout
- New flooring to be fitted throughout
- 3 Bedrooms
- Through Lounge
- Large family kitchen
- Ground floor bathroom
- Rear garden

GRIMSBY OFFICE - Telephone: 01472 507095
154a Victoria Street, Grimsby, North East Lincolnshire, DN31 1NX
Email: office@bevers.co.uk

www.bevers.co.uk

Company Registration Numbers: 05907693 (Grimsby) & 06621901 (Hull)



ENERGY EFFICIENCY INFORMATION

Energy Performance Certificate



Lord Street, GRIMSBY, DN31 2NG

Dwelling type: Mid-terrace house
 Date of assessment: 17 August 2012
 Date of certificate: 21 August 2012

Reference number: 0106-2813-7787-9092-3455
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 93 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

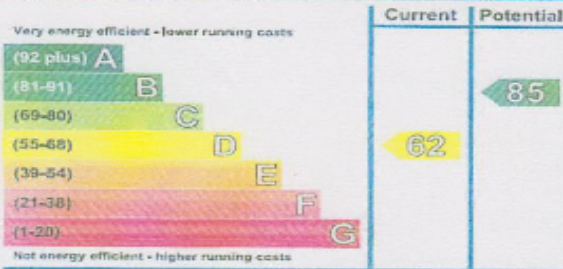
Estimated energy costs of dwelling for 3 years:	£2,670
Over 3 years you could save	£969

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£183 over 3 years	£183 over 3 years	
Heating	£2,187 over 3 years *	£1,329 over 3 years	
Hot Water	£300 over 3 years	£189 over 3 years	
Totals	£2,670	£1,701	

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



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 3.
 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 Internal or external wall insulation	£4,000 - £14,000	£519	✓
2 Floor insulation	£800 - £1,200	£129	✓
3 Heating controls (room thermostat)	£350 - £450	£84	✓

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 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.

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BEVERS PROPERTY MANAGEMENT (Ltd)



Management for Landlords & Property Lettings

TENANT REQUIREMENTS

- References
- Guarantor (Homeowner) required
- Completed Bevers Property Management (Ltd) Application Form

FINANCIAL INFORMATION

- £450 per calendar month
- £200 Administration fee (Per property NOT per tenant)

TOTAL PAYABLE TO MOVE IN = £650

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