



**Zaza Johnson & Bath**  
Estate Agents

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**37 Lancaster Road**  
**Harlescott Shrewsbury Shropshire SY1 3JZ**  
**£700 per calendar month**

Recently refurbished 3 bedroom end of terrace located close to many local amenities. Accommodation includes Hall, Living Room, Kitchen/Dining Room with gas hob and oven, 3 Bedrooms, Bathroom, GCH. ZJ&B TENANT INFORMATION: Credit Check: £60.00 pp, Tenancy Agreement fee: £200, Deposit: 1 month's rent and first month's rent is payable in advance.



37 Lancaster Road Harlescott Shrewsbury Shropshire SY1 3JZ

- Entrance Hall
- Living Room 16' 4" x 12' 11" (4.97m x 3.93m)
- Kitchen/Diner 13' 4" x 13' 2" (4.06m x 4.01m)
- With gas hob and oven
- Bedroom 1 13' 4" x 9' 11" (4.06m x 3.02m)
- Bedroom 2 12' 11" x 8' 3" (3.93m x 2.51m)
- Bedroom 3 11' 1" x 9' 4" (3.38m x 2.84m)
- Bathroom



37 Lancaster Road, Shrewsbury

**Energy Performance Certificate**

37, Lancaster Road, SHREWSBURY, SY1 3JZ

Dwelling type: end-terrace house  
Date of assessment: 06 August 2013  
Date of certificate: 06 August 2013

Reference number: 8117-7228-1650-0236-4902  
Type of assessment: R2013a existing dwelling  
Total floor area: 78 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:		£ 2,169
Over 3 years you could save		£ 645

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 204 over 3 years	£ 138 over 3 years
Heating	£ 1,701 over 3 years	£ 1,181 over 3 years
Hot Water	£ 265 over 3 years	£ 189 over 3 years
<b>Totals</b>	<b>£ 2,169</b>	<b>£ 1,515</b>

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**

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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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. Cavity wall insulation	£500 - £1,500	£ 356	Yes
2. Floor insulation	£800 - £1,200	£ 103	Yes
3. Low energy lighting for all fixed outlets	£25	£ 59	Yes

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

To find out more about the recommended measures and other advice you could take, visit [www.gov.uk/energy-guidance](http://www.gov.uk/energy-guidance) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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FLOOR PLANS FOR GUIDANCE ONLY

