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Nine Acres Green, Worcester, WR4
£170,000, Freehold

Located in Lyppard Bourne, in Warndon Villages, Worcester and approximately 2 miles from Worcester City Centre, is this nicely presented, two bedroom mid terrace house which was built in approximately 1985. The area is ideally placed for commuters with the M5 (junction 6) motorway approximately 1 mile away, There is also a local regular bus service covering the area.

This modern property benefits from a good sized lounge/diner which leads into an Edwardian style dwarf wall UPVC conservatory with a single door leading onto the rear patio/garden. There are two good sized bedrooms, master bedroom having built in wardrobes.

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Long Description

Located in Lyppard Bourne, in Warndon Villages, Worcester and approximately 2 miles from Worcester City Centre, is this nicely presented, two bedroom mid terrace house which was built in approximately 1985. The area is ideally placed for commuters with the M5 (junction 6) motorway approximately 1 mile away, There is also a local regular bus service covering the area.

The local area boasts a variety of leisure facilities including pubs and restaurants. There is also a local Tesco supermarket along with local shops. A good choice of educational facilities is available within the area, including Nursery, Primary and High Schools.

This modern property benefits from a good sized lounge/diner which leads into an Edwardian style dwarf wall UPVC conservatory with a single door leading onto the rear patio/garden. There are two good sized bedrooms, master bedroom having built in wardrobes.

Outside to the front of the property there is a small lawn area with shrubs and plants and steps leading to the front UPVC entrance door. There is also a useful storage shed/cupboard to the front elevation. To the rear is a private garden, which has an array of shrubs and plants plus a lawn, a patio seating area and garden shed.

Benefitting from a gas fired central heating system and double glazing throughout, the property briefly comprises:

We enter the property through a double glazed half panel UPVC door into:

Entrance Hall
Painted walls, laminate floor, radiator, consumer unit, dado rail, ceiling point and door leading to:

Lounge/Diner: 5.29m x 3.89m
Two wall mounted radiators, wooden feature fire place with ceramic tiled back, laminate flooring, ceiling point, coving, dado rail, UPVC double glazed window, storage cupboard under stairs, stairs to first floor, aluminium sliding patio doors leading to Edwardian conservatory and door to:

Kitchen: 2.36m x 2.16m
UPVC double glazed window to front aspect. Beech effect fitted wall and base units, Potterton boiler, integrated Stoves electric oven, built in Stoves gas hob with built in extractor fan over and plumbed for washing machine. Stainless steel sink with chrome mixer taps. Ceramic splash back tiles, painted walls, laminate floor ceiling point and a radiator.

Conservatory: 2.69m x 2.85m
Edwardian style conservatory with opal polycarbonate roof, ceiling light, two wall lights, power socket, dwarf walls with UPVC double glazing above, carpet floor, painted walls and door to rear garden.

Carpet stairs from lounge/Diner to first floor:

Landing
Painted walls, ceiling point, loft hatch, dado rail, smoke alarm, carpet floor, airing cupboard with hot water tank and doors to:

Bathroom: 1.94m x 1.93m
Painted walls, ceramic tiled walls, three piece white bathroom suite consisting of panel bath, pedestal hand wash basin and closed coupled WC, extractor fan, UPVC double glazed window with obscure glass, electric shower over bath, shaving point/light, ceiling point, radiator and vinyl floor.

Bedroom (master): 3.28m x 2.91m
Painted walls, radiator, UPVC double glazed window, large built in wardrobe with double doors, carpet floor and ceiling point.

Bedroom: 3.49m x 2.25m
Painted walls, radiator, dado rail, UPVC double glazed window, carpet floor and ceiling point.

Outside:

Front
Small front lawn area, with a slabbed path and steps leading to the front entrance door, storage shed/cupboard to front elevation and an outside light.

Rear Garden
At the rear of the property is a slabbed patio seating area, lawn, plants and shrubs, garden shed, and rear side gate. The rear garden is enclosed by a wooden fenced perimeter.

To the rear of the property is access to allocated off-road parking, along with one guest shared allocated parking space.

The property benefits from the availability of a super-fast broadband network connection.

General Information:

Whilst we do our best to produce fair, accurate and reliable sales particulars, they are only a general guide to the property. If there are any points which are of particular importance to you, please contact our head office and we will be pleased to provide you with any further information, especially if you are planning to travel to visit the property.

Energy Performance Certificate: Full EPC reports are available from EstatesDirect.com Ltd upon request.

Measurements: All quoted room sizes are approximate and intended for general guidance. You are advised to verify all measurements of the property carefully.

Tenure: We understand the property is offered for sale FREEHOLD.

Fixtures and Fittings: All items not specifically mentioned within these details are to be excluded from the sale.

Services: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these or any equipment in the property.

Lettings: If you would like to let your property out, or alternatively rent a property from us, contact our head office on 08456 31 31 31 to discuss your requirements.

EstatesDirect.com Ltd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

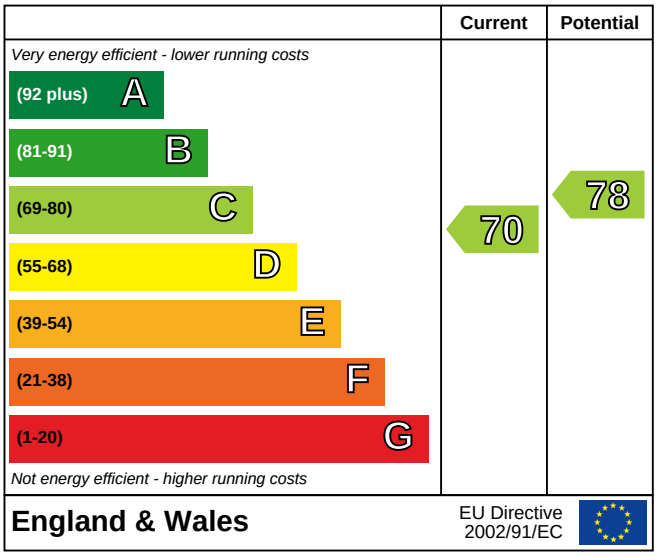
Energy Performance Certificate

19 Nine Acres Green
Lyppard Bourne
WORCESTER
WR4 0PD

Dwelling type:	Mid-terrace house
Date of assessment:	10 December 2010
Date of certificate:	10 December 2010
Reference number:	9408-3911-6212-8820-3980
Type of assessment:	RdSAP, existing dwelling
Total floor area:	55 m²

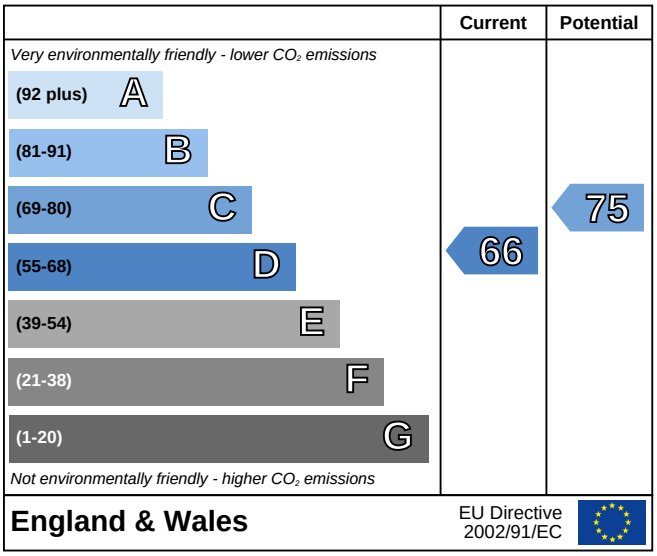
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO_2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO_2) emissions and fuel costs of this home

	Current	Potential
Energy Use	276 kWh/m² per year	202 kWh/m² per year
Carbon dioxide emissions	2.5 tonnes per year	1.9 tonnes per year
Lighting	£39 per year	£29 per year
Heating	£381 per year	£303 per year
Hot Water	£131 per year	£103 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by BRE Certification, to a scheme authorised by the Government. This certificate was produced using the RdSAP 2005 assessment methodology and has been produced under the Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007 as amended. A copy of the certificate has been lodged on a national register.

Assessor's accreditation number:	BREC201823
Assessor's name:	Chris Hooper
Company name/trading name:	Cotswold Hips
Address:	17 Brunel Court, Stephenson Drive, Waterwells Business Park, Quedgeley, Gloucester, GL2 2AL
Phone number:	01452 726431
Fax number:	08701 651 606
E-mail address:	enquiries@cotswoldhips.co.uk
Related party disclosure:	No related party

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are as above. You can get contact details of the accreditation scheme from their website at www.breassessor.co.uk together with details of their procedures for confirming authenticity of a certificate and for making a complaint.

About the building's performance ratings

The ratings on the certificate provide a measure of the building's overall energy efficiency and its environmental impact, calculated in accordance with a national methodology that takes into account factors such as insulation, heating and hot water systems, ventilation and fuels used. The Average Energy Efficiency Rating for a dwelling in England and Wales is band E (rating 46).

Not all buildings are used in the same way, so energy ratings use 'standard occupancy' assumptions which may be different from the specific way you use your home. Different methods of calculation are used for homes and for other buildings. Details can be found at www.communities.gov.uk/epbd

Buildings that are more energy efficient use less energy, save money and help protect the environment. A building with a rating of 100 would cost almost nothing to heat and light and would cause almost no carbon emissions. The potential ratings in the certificate describe how close this building could get to 100 if all the cost effective recommended improvements were implemented.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The way we use energy in buildings causes emissions of carbon. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions and other buildings produce a further one-sixth.

The average household causes about 6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. You could reduce emissions even more by switching to renewable energy sources. In addition there are many simple everyday measures that will save money, improve comfort and reduce the impact on the environment. Some examples are given at the end of this report.

Directgov

Click www.epcadviser.direct.gov.uk our online tool which uses information from this EPC to show you how to save money on your fuel bills.

Further information about Energy Performance Certificates can be found under Frequently Asked Questions at www.epcregister.com

Recommended measures to improve this home's energy performance

19 Nine Acres Green
Lyppard Bourne
WORCESTER
WR4 0PD

Date of certificate: 10 December 2010
Reference number: 9408-3911-6212-8820-3980

Summary of this home's energy performance related features

The table below gives an assessment of the key individual elements that have an impact on this home's energy and environmental performance. Each element is assessed by the national calculation methodology against the following scale: Very poor / Poor / Average / Good / Very good. The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

Element	Description	Current Performance	
		Energy Efficiency	Environmental
Walls	Cavity wall, as built, insulated (assumed)	Good	Good
Roof	Pitched, 75 mm loft insulation	Average	Average
Floor	Solid, no insulation (assumed)	-	-
Windows	Fully double glazed	Good	Good
Main heating	Boiler and radiators, mains gas	Good	Good
Main heating controls	Programmer and room thermostat	Average	Average
Secondary heating	None	-	-
Hot water	From main system	Good	Good
Lighting	Low energy lighting in 66% of fixed outlets	Good	Good
Current energy efficiency rating		**C 70**	
Current environmental impact (CO_2) rating			**D 66**

Low and zero carbon energy sources

None

Recommendations

The measures below are cost effective. The performance ratings after improvement listed below are cumulative, that is they assume the improvements have been installed in the order that they appear in the table.

Lower Cost Measures (up to £500)	Typical Savings Per Year	Performance Ratings After Improvement	
		Energy Efficiency	Environmental Impact
1 Increase loft insulation to 270 mm	£22	C 72	D 68
2 Low energy lighting for all fixed outlets	£8	C 72	D 68
3 Upgrade heating controls	£15	C 73	C 69
Sub-total	**£45**		
Higher Cost Measures			
4 Replace boiler with new condensing boiler	£71	C 78	C 75
Total	**£116**		
Potential energy efficiency rating		**C 78**	
Potential environmental impact (CO_2) rating			**C 75**

Further measures to achieve even higher standards

The further measures listed below should be considered in addition to those already specified if aiming for the highest possible standards for this home. However you should check the conditions in any covenants, planning conditions, warranties or sale contracts.

5 Solar water heating	£23	C 80	C 77
6 Solar photovoltaic panels, 2.5 kWp	£196	A 93	B 90
Enhanced energy efficiency rating		**A 93**	
Enhanced environmental impact (CO_2) rating			**B 90**

Improvements to the energy efficiency and environmental impact ratings will usually be in step with each other. However, they can sometimes diverge because reduced energy costs are not always accompanied by a reduction in carbon dioxide (CO_2) emissions.

About the cost effective measures to improve this home's performance ratings

If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

Lower cost measures (typically up to £500 each)

These measures are relatively inexpensive to install and are worth tackling first. Some of them may be installed as DIY projects. DIY is not always straightforward, and sometimes there are health and safety risks, so take advice before carrying out DIY improvements.

1 Loft insulation

Loft insulation laid in the loft space or between roof rafters to a depth of at least 270 mm will significantly reduce heat loss through the roof; this will improve levels of comfort, reduce energy use and lower fuel bills. Insulation should not be placed below any cold water storage tank, any such tank should also be insulated on its sides and top, and there should be boarding on battens over the insulation to provide safe access between the loft hatch and the cold water tank. The insulation can be installed by professional contractors but also by a capable DIY enthusiast. Loose granules may be used instead of insulation quilt; this form of loft insulation can be blown into place and can be useful where access is difficult. The loft space must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about loft insulation and details of local contractors can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk).

2 Low energy lighting

Replacement of traditional light bulbs with energy saving recommended ones will reduce lighting costs over the lifetime of the bulb, and they last up to 12 times longer than ordinary light bulbs. Also consider selecting low energy light fittings when redecorating; contact the Lighting Association for your nearest stockist of Domestic Energy Efficient Lighting Scheme fittings.

3 Heating controls (thermostatic radiator valves)

Thermostatic radiator valves allow the temperature of each room to be controlled to suit individual needs, adding to comfort and reducing heating bills provided internal doors are kept closed. For example, they can be set to be warmer in the living room and bathroom than in the bedrooms. Ask a competent heating engineer to install thermostatic radiator valves. Thermostatic radiator valves should be fitted to every radiator except the radiator in the same room as the room thermostat. Remember the room thermostat is needed as well as the thermostatic radiator valves, to enable the boiler to switch off when no heat is required.

Higher cost measures (typically over £500 each)

4 New condensing boiler

A condensing boiler is capable of much higher efficiencies than other types of boiler, meaning it will burn less fuel to heat this property. This improvement is most appropriate when the existing central heating boiler needs repair or replacement, but there may be exceptional circumstances making this impractical. Condensing boilers need a drain for the condensate which limits their location; remember this when considering remodelling the room containing the existing boiler even if the latter is to be retained for the time being (for example a kitchen makeover). Building Regulations apply to this work, so your local authority building control department should be informed, unless the installer is registered with a competent persons scheme[1], and can therefore self-certify the work for Building Regulation compliance. Ask a qualified heating engineer to explain the options.

[1] For information on approved competent persons schemes enter "existing competent person schemes" into an internet search engine or contact your local Energy Saving Trust advice centre on 0800 512 012.

About the further measures to achieve even higher standards

Further measures that could deliver even higher standards for this home. You should check the conditions in any covenants, planning conditions, warranties or sale contracts before undertaking any of these measures. If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

5 Solar water heating

A solar water heating panel, usually fixed to the roof, uses the sun to pre-heat the hot water supply. This will significantly reduce the demand on the heating system to provide hot water and hence save fuel and money. The Solar Trade Association has up-to-date information on local installers and any grant that may be available.

6 Solar photovoltaic (PV) panels

A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. The British Photovoltaic Association has up-to-date information on local installers who are qualified electricians and on any grant that may be available. Planning restrictions may apply in certain neighbourhoods and you should check this with the local authority. Building Regulations apply to this work, so your local authority building control department should be informed, unless the installer is appropriately qualified and registered as such with a competent persons scheme[1], and can therefore self-certify the work for Building Regulation compliance. The assessment does not include the effect of any feed-in tariff, which could appreciably increase the savings that are shown on this EPC for solar photovoltaic panels.

What can I do today?

Actions that will save money and reduce the impact of your home on the environment include:

- Ensure that you understand the dwelling and how its energy systems are intended to work so as to obtain the maximum benefit in terms of reducing energy use and CO_2 emissions.
- Check that your heating system thermostat is not set too high (in a home, 21°C in the living room is suggested) and use the timer to ensure you only heat the building when necessary.
- Make sure your hot water is not too hot - a cylinder thermostat need not normally be higher than 60°C.
- Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers (e.g. for mobile phones) turned on when you are not using them.
- Close your curtains at night to reduce heat escaping through the windows.
- If you're not filling up the washing machine, tumble dryer or dishwasher, use the half-load or economy programme.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk.

[1] For information on approved competent persons schemes enter "existing competent person schemes" into an internet search engine or contact your local Energy Saving Trust advice centre on 0800 512 012.