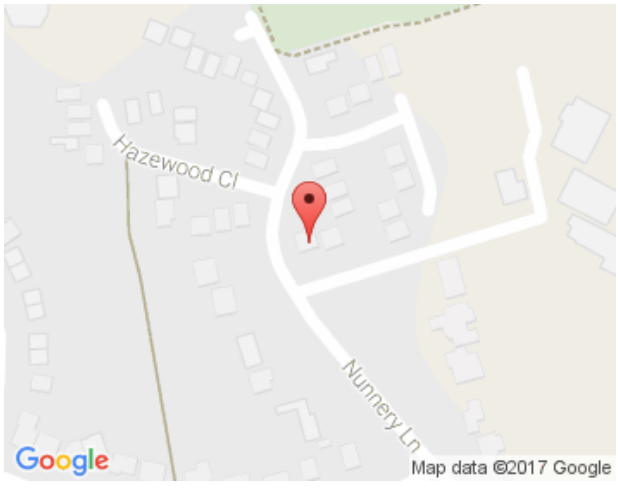
Nunnery Lane, WR5
Offers in excess of £300,000, Freehold

A superbly presented four bedroom detached house in a desirable area of Worcester. The fully fitted Avanti modern kitchen was built in 2016 and complements the modern, light and airy feel this family home offers. The large drive provides parking for several vehicles. The property address is within a mile of the M5 motorway, and approx. one mile to the nearest railway station. There is also a regular local bus service operating in the area. The property itself is located about two miles from historic Worcester City Centre. The local area boasts a broad range of facilities, such as major supermarkets, including the new Waitrose supermarket within walking distance. Also within walking distance is scenic woodland and Worcester Woods Countryside Centre.



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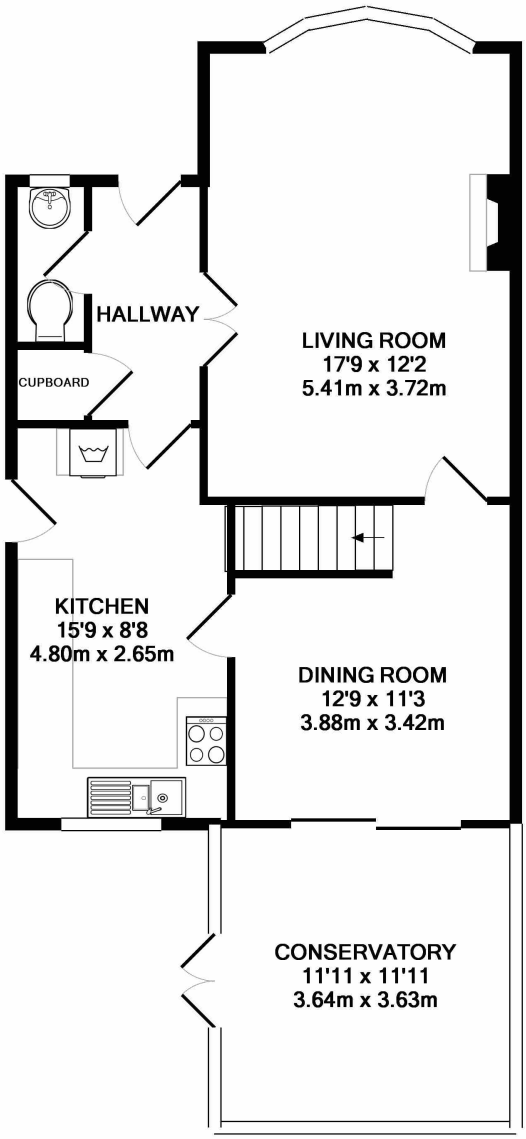
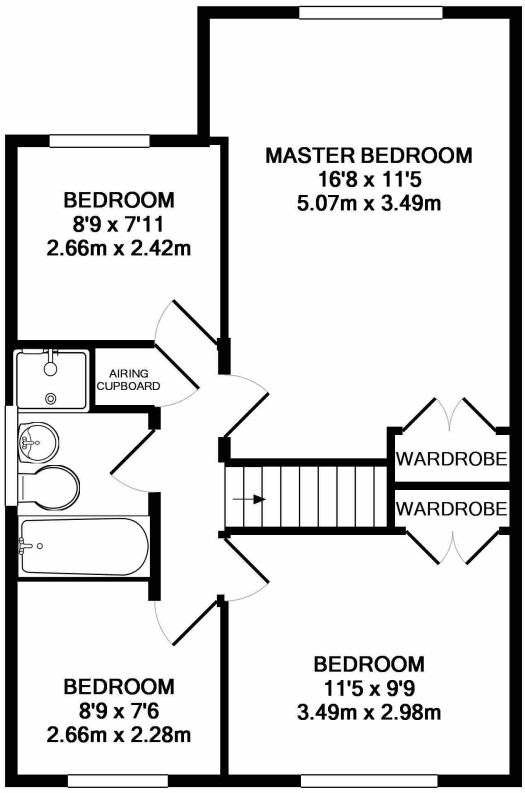
Classy & Fabulous



GROUND FLOOR



1ST FLOOR

Long Description

A superbly presented four bedroom detached house in a desirable area of Worcester. The fully fitted Avanti modern kitchen was built in 2016 and complements the modern, light and airy feel this family home offers. The large drive provides parking for several vehicles. The property address is within a mile of the M5 motorway, junction 7, and approx. one mile to the nearest railway station. (Shrub Hill station) There is also a regular local bus service operating in the area. The property itself is located about two miles from historic Worcester City Centre. The local area boasts a broad range of facilities, such as major supermarkets, including the new Waitrose supermarket within walking distance. Also within walking distance is scenic woodland and Worcester Woods Countryside Centre.

A good choice of local schools, nursery, primary and high schools such as; Nunnery Wood High School, Nunnery Wood Primary School, Whittington Primary School, Red Hill and others, as well as a 6th form college, are all in close proximity to the property address.

A good choice of pubs and restaurants, a leisure centre, sports grounds and recreation facilities are nearby. There is a local church, Worcester Countryside Centre, veterinary practice, doctors surgeries, dentists, local shops and retail parks within easy distance of the property. Worcestershire Royal Hospital is about one mile away.

The property benefits from Gas central heating, double-glazed windows, and off-road parking for several vehicles.

The approach to the property is via a block paved driveway with a low maintenance gravel area with a decorative circular slabbed area and offering additional off road parking. Shrubs and plants border the perimeter. The driveway leads to the covered open car port and through to the single garage with an up and over door. We enter at the front of the property through a white uPVC panel composite front residential door with decorative double glazed crystal style motifs and into;

Hallway:
Ceiling point, painted walls, smoke alarm, quarry tiled flooring, wall-mounted radiator with thermostatic valve, door to storage cupboard with ceiling point, and doors leading to

WC:
Ceiling point, radiator, painted walls, ceramic tiled walls, recently fitted modern and contemporary white low level closed couple WC, large white hand-wash basin with chrome mixer tap set into a high gloss vanity storage unit, quarry tiled flooring, white uPVC double glazed window with obscure glass overlooking front aspect.

Cloakroom:
Ceiling point, painted walls, storage area.

Kitchen:
Accessed from either the hallway or the dining room or side entrance door. Painted walls, Two ceiling points, recently fitted Bosch Greenstar boiler, modern upright radiator with thermostatic radiator valves, modern and contemporary Avanti custom made and fully fitted Zara Alabaster kitchen with wall and base units with contrasting stainless steel handles and LED under counter lights, with built in Bosch dishwasher, built-in Bosch gas hob, stainless steel overhead canopy cooker hood with matching splash-back, built-in Bosch double oven housing unit, plumbed for washing machine, space for American style fridge/freezer, one and half bowl Schock Cristalite granite sink, with swan neck Grohe mixer tap, contrasting medium oak effect rolled top work surfaces with matching upstands, quarry tiled flooring, uPVC double glazed window overlooking the rear garden, double glazed door leading to the side elevation and rear garden and a door to storage/pantry cupboard.

Living room:
Accessed from either the hallway or the dining room. Four sided uPVC double glazed bow window allowing plenty of natural light and overlooking front, painted walls, wall-mounted radiator with thermostatic valve, wooden laminate flooring, feature decorative fire surround with conglomerate marble back and hearth with electric fire, two ceiling points, door to

Dining room:
Accessed via living room or kitchen and with stairs to first floor. Ceiling point, room thermostat, white uPVC sliding patio doors leading to conservatory, wooden laminated flooring, painted walls, wallmounted radiator with thermostatic valve Carpeted stairs leading to first floor landing with carpet flooring ceiling point, painted walls, loft hatch giving loft access, airing cupboard containing hot water cylinder and thermostatic controls and doors leading to

Conservatory:
Edwardian style uPVC conservatory with brick built dwarf wall construction and with double glazed uPVC glass partition walls with an opal polycarbonate roof, central electric ceiling fan/light, separate opening roof light, ceramic tiled floor, and double glazed outward opening French doors leading to the block paved patio area and rear garden.

Master bedroom:
(front facing) Painted walls, two ceiling points, large white uPVC double glazed window overlooking front aspect and allowing plenty of natural light, radiator with thermostatic radiator valve, TV aerial point, built-in wardrobe with double doors and hanging rails, fully fitted carpeted flooring,

Bedroom 2:
Ceiling point, painted walls, fully fitted carpeted flooring, wall-mounted radiator with thermostatic radiator valve, built-in wardrobe with double doors with storage and hanging rails, white uPVC double-glazed window to rear aspect and overlooking playing fields.

Bedroom 3: (rear facing)
(rear facing) Ceiling point, painted walls, fully fitted carpeted flooring, wall-mounted radiator with thermostatic radiator valve, TV aerial point, built-in wardrobe with double doors with storage and hanging rails, white uPVC double glazed window to rear aspect and overlooking playing fields and woodland.

Bedroom 4: (front facing)
Ceiling point, wooden laminate flooring, wall-mounted radiator with thermostatic valve, built-in wardrobe, and white uPVC double-glazed window overlooking the front aspect,

Bathroom:
Two ceiling points, extractor fan, ceramic tiled flooring, painted walls, ceramic tiled walls, white three-piece suite comprising paneled bath with mixer shower tap, white hand wash basin and closed couple low level WC both set into a high gloss white vanity storage unit with white matching counter top, walk in shower cubicle with shower tray, mixer shower, modern upright heated towel rail, white uPVC double-glazed window with obscure glass to side aspect.

Outside: A private rear garden area with decorative block paving and a featured lawn area set into a circular design to compliment the block paving. There are shrubs and plants bordering the property, two patio-seating areas, outside lighting. The garden is walled at the rear with a wooden fence with concrete posts and gravel boards to the side and a hedged perimeter to the other side aspect. There is a side access gate from the driveway to access the rear garden area. Side access to tool shed. There is access to the electricity and gas meters on the outside of the side elevation of the property. There is an outside tap and outside lighting.

At the front a block -paved driveway with some shrubs and plants, gravel area with circular decorative paving, single garage with lighting and power and carport offering off road parking space for several vehicles. The property benefits from Gas central heating, double-glazed windows and the postcode area has access to a superfast broadband network.

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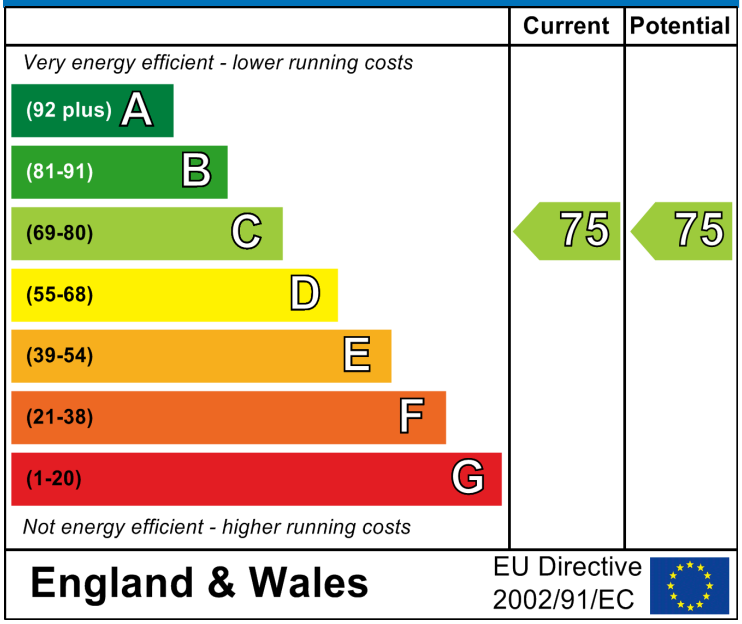
Energy Performance Certificate

32, Nunnery Lane
WORCESTER
WR5 1RQ

Dwelling type:	Detached house
Date of assessment:	08 February 2011
Date of certificate:	08 February 2011
Reference number:	0689-2838-6123-9609-9595
Type of assessment:	RdSAP, existing dwelling
Total floor area:	82 m²

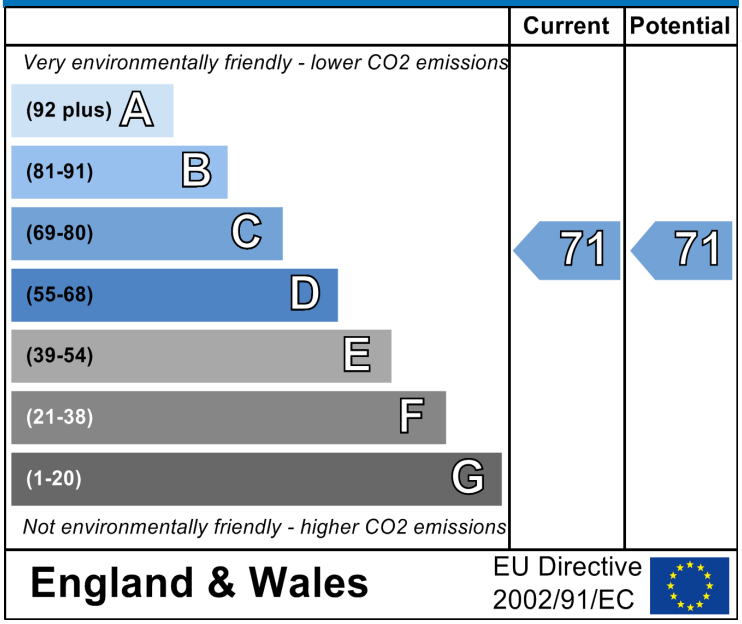
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO_2) emissions.

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) emmissions and fuel costs of this home

	Current	Potential
Energy use	202 kWh/m² per year	202 kWh/m² per year
Carbon dioxide emissions	2.8 tonnes per year	2.8 tonnes per year
Lighting	£45 per year	£45 per year
Heating	£437 per year	£437 per year
Hot water	£131 per year	£131 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.

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.

Certification mark

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by Stroma 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:	STRO000773
Assessor's name:	Toni Burridge
Company name/trading name:	Epcworx.com
Address:	3 Collingwood Villas, PLYMOUTH, PL1 5RS
Phone number:	0175256076
Fax number:	00
E-mail address:	admin@epcworx.com
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.stroma.com 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 on 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

32, Nunnery Lane
WORCESTER
WR5 1RQ

Date of certificate: 08 February 2011
Reference number: 0689-2838-6123-9609-9595

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, filled cavity	Good	Good
Roof	Pitched, 200 mm loft insulation	Good	Good
Floor	Solid, no insulation (assumed)	-	-
Windows	Fully double glazed	Average	Average
Main heating	Boiler and radiators, mains gas	Very good	Very good
Main heating controls	Programmer, room thermostat and TRVs	Good	Good
Secondary Heating	None	-	-
Hot water	From main system	Very good	Very good
Lighting	Low energy lighting in all fixed outlets	Very good	Very good

Current energy efficiency rating **C 75**

Current environmental impact (CO_2) rating **C 71**

Low and zero carbon energy sources

None

Recommendations

None

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.

	Typical savings per year	Performance ratings after improvement	
		Energy efficiency	Environmental impact
1 Solar water heating	£27	C 76	C 73
2 Solar photovoltaic panels, 2.5 kWp	£201	B 86	B 83
Enhanced energy efficiency rating		**B 86**	
Enhanced environmental impact (CO_2) rating			**B 83**

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 reduced carbon dioxide (CO_2) emissions.

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

Not applicable

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.

1 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.

2 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 CO2 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