



66 Cleveland Way, Stevenage
£1,300 Per calendar month

3 Bedroom Town House * Great Ashby Location * Entrance Hallway * Dining Room Area * Downstairs Cloakroom * Spacious Kitchen & Lounge * Bathroom & En-Suite * Large Private Rear Garden * Garage & Driveway * Available Now *



66 Cleveland Way, Stevenage

Accommodation Comprises Of

Entrance Hallway

Dining Room 8'9 x 10'8 (2.67m x 3.25m)

Downstairs Cloakroom

Kitchen/Diner 11'4 x 15'0 (3.45m x 4.57m)

Stairs To First Floor Landing

Lounge 13'2 x 15'0 (4.01m x 4.57m)

Bedroom 3: 8'9 x 10'3 (smallest) (2.67m x 3.12m (smallest))

Stairs To Second Floor Landing

Bedroom 1: 10'9 x 12'8 (3.28m x 3.86m)

En-Suite

Bedroom 2: 9'3 x 12'8 (2.82m x 3.86m)

Family Bathroom

Private Rear Garden

Attached Garage & Driveway



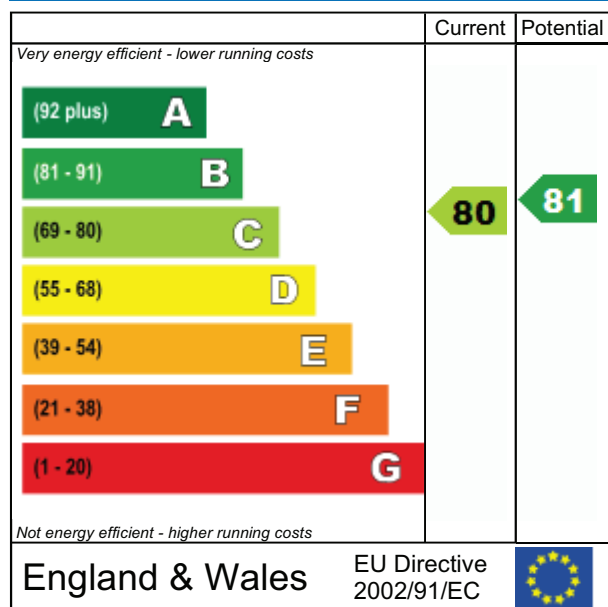


66, Cleveland Way
STEVENAGE
SG1 6BZ

Dwelling type: Semi-detached house
Date of assessment: 25 February 2009
Date of certificate: 25 February 2009
Reference number: 0052-2885-6227-0321-4655
Total floor area: 107 m²

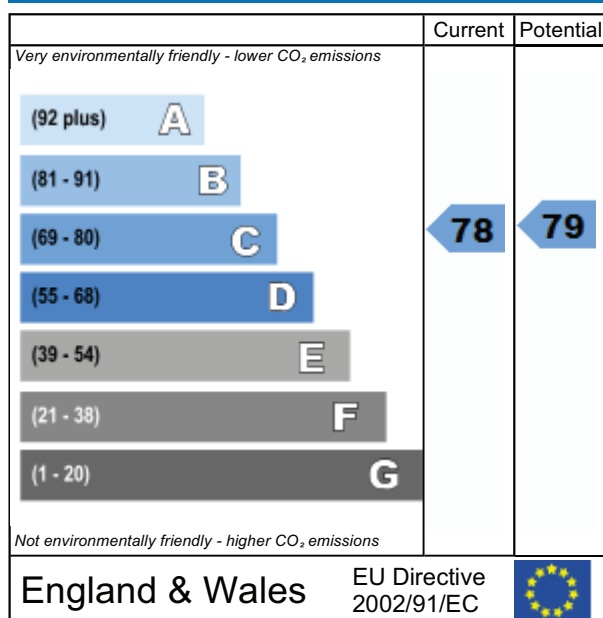
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

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 (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	137 kWh/m ² per year	135 kWh/m ² per year
Carbon dioxide emissions	2.4 tonnes per year	2.4 tonnes per year
Lighting	£66 per year	£55 per year
Heating	£308 per year	£309 per year
Hot water	£116 per year	£116 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

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



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

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/myhome