



FALKEN HOMES



Thrace Road, Upwood, PE26

£2,000,000 Freehold

- **Terraced Home**
- **Kitchen/Dining Room**
- **Bathroom**
- **Gas Fired Radiator Heating**
- **Lounge**
- **2 Bedrooms**
- **Enclosed Rear Garden**
- **Allocated Parking**

Pleasantly situated overlooking a small green this spacious mid terrace home is offered to let in excellent decorative order and comes fully furnished with a range of high quality & stylish fixtures and fittings. Accommodation comprises lounge, kitchen/dining room, two bedrooms and bathroom.

Thrace Road, Upwood, PE26

BUILDING - 20'0" x 20'0"
(6.10m x 6.10m)

First Floor - 50'0" x 50'0"
(15.24m x 15.24m)

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Living Room - 20'0" x 20'0" (6.10m x 6.10m)

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Bedroom - 20'0" x 20'0" (6.10m x 6.10m)

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Patio - 20'0" x 20'0" (6.10m x 6.10m)

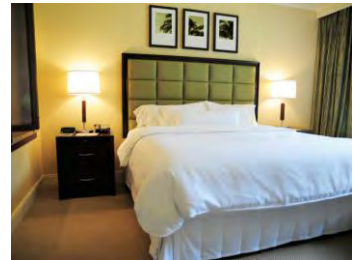
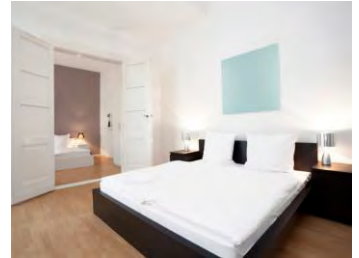
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Second Floor - 20'0" x 20'0" (6.10m x 6.10m)

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Kitchen - 20'0" x 20'0" (6.10m x 6.10m)

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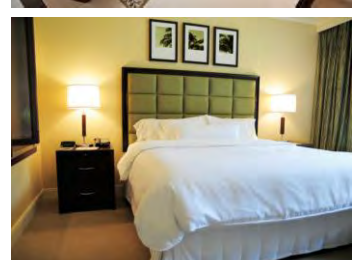
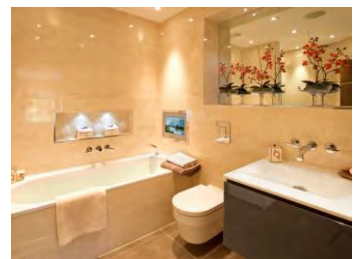
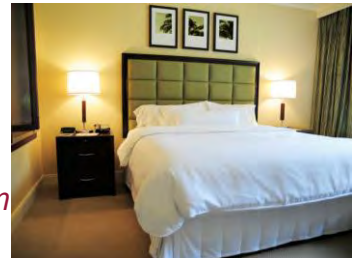
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Dining Room - 20'0" x 20'0" (6.10m x 6.10m)

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Living Room - 20'0" x 20'0" (6.10m x 6.10m)

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Living Room - 20'0" x 0'0" (6.10m x 0.00m)

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Garden - 20'0" x 20'0" (6.10m x 6.10m)

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Swimming Pool - 50'0" x 50'0" (15.24m x 15.24m)

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GROUND FLOOR
APPROX. FLOOR
AREA 111.6 SQ.M.
(1201 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 70.3 SQ.M.
(757 SQ.FT.)

TOTAL APPROX. FLOOR AREA 181.9 SQ.M. (1958 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2008



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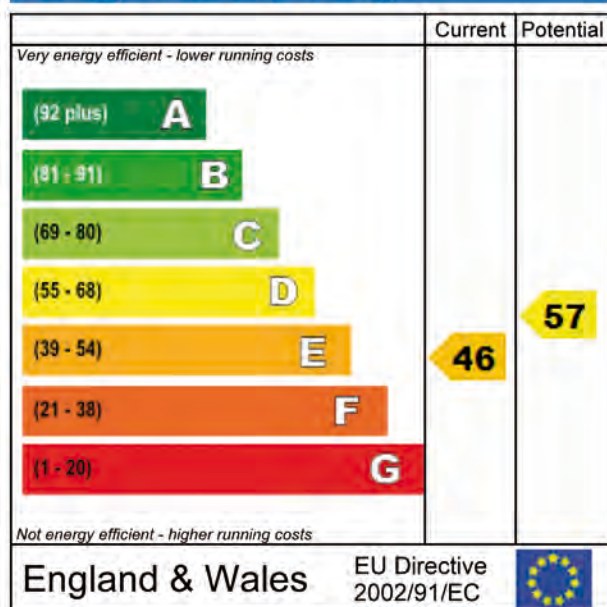
Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

123 Blackdown Road
Wyton on the Hill
CAMBRIDGESHIRE
PE28 2HE

Dwelling type: Semi-detached house
Date of assessment: 23 October 2008
Date of certificate: 23 October 2008
Reference number: 0000-0000-0000-0000-0000
Total floor area: 104 m²

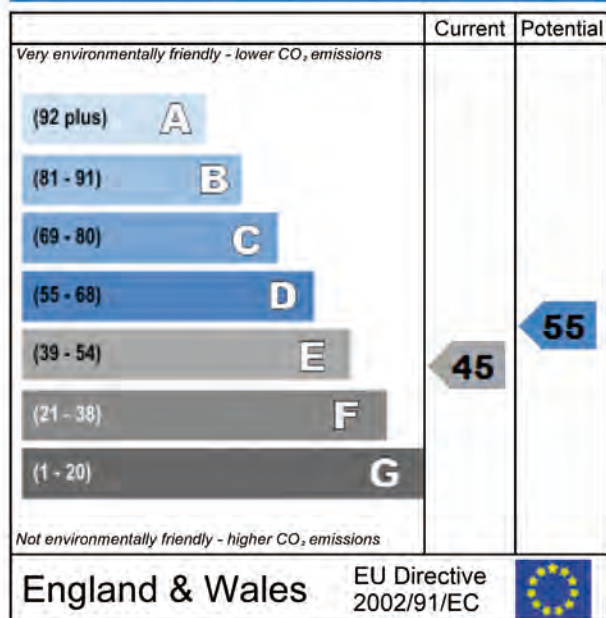
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

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	373 kWh/m ² per year	290 kWh/m ² per year
Carbon dioxide emissions	6.4 tonnes per year	5.0 tonnes per year
Lighting	£94 per year	£47 per year
Heating	£827 per year	£676 per year
Hot water	£133 per year	£115 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