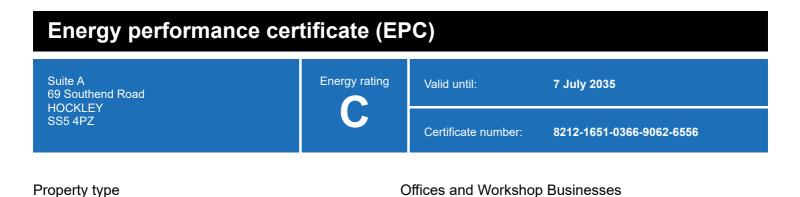
123 square metres



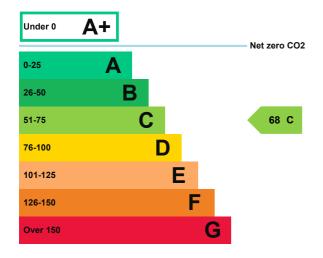
Rules on letting this property

Total floor area

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:



Breakdown of this property's energy performance

| Main heating fuel | Natural Gas |
|--|---------------------------------|
| Building environment | Heating and Natural Ventilation |
| Assessment level | 3 |
| Building emission rate (kgCO2/m2 per year) | 18.5 |
| Primary energy use (kWh/m2 per year) | 134 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the <u>recommendation report</u> (/energy-certificate/3294-4770-8174-2579-9972).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

| Assessor's name | Kevin Pennock |
|-----------------|--------------------------|
| Telephone | 01376 571907 |
| Email | heronpropertys@gmail.com |

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

| Accreditation scheme | Elmhurst Energy Systems Ltd |
|----------------------|--------------------------------|
| Assessor's ID | EES/003634 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| 1,Heron Road, Kelvedon, Colchester, Essex. CO5 9NE |
|---|
| The assessor is not related to the owner of the property. |
| 8 July 2025 |
| 8 July 2025 |
| |