



37 Ermine Road,  
Hoole, Chester, CH2 3PN

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Lounge



Kitchen



2<sup>nd</sup> Shower



Utility Rooms



Bedroom 1



Bedroom 2



Bathroom 1



Bedroom 3



Bedroom 4



Bedroom 5



# Overview of Accommodation

37 Ermine Road is a privately managed student house in Hoole, Chester. It is well maintained, well presented and centrally located.

## **The house comprises:**

- a) 5 bedrooms
- b) 2 bathrooms, 2 toilets
- c) Common kitchen
- d) Common Lounge
- e) Utility room

## **The house benefits from :**

- a) Central heating, double glazing, loft insulation, fire alarm
- b) Refrigerator, Freezer, Dishwasher, Microwave oven, crockery, cutlery, cookware
- c) Washing machine, Tumble dryer, Dyson Vacuum Cleaner, Iron and Ironing board
- d) Leather sofas, Flat screen television
- e) Beds, Desks, Wardrobes, Drawers, Chairs

## **Services include:**

- a) Wireless broadband, TV licence
- b) Gas, Electricity and Water

## GROUND FLOOR

### ENTRANCE

A low maintenance front garden and a timber front door with small single glazed panels which opens into the entrance hall where there is a meter cupboard and fire doors off to the ground floor accommodation.

### BEDROOM ONE

*4.19m(13'9") into bay x 3.48m(11'5")*Radiator and double glazed bay window to the front.

### SHARED LIVING ROOM

*3.58m(11'9") x 3.40m(11'2")*Radiator and double glazed window to the rear and fire door through to the kitchen.

### KITCHEN

*2.95m(9'8") x 2.84m(9'4")*Fitted with a single drainer sink unit and a range of modern wall and base kitchen cabinets with fixed work surfaces and tiled splash backs, points and space for electric cooker with extractor above, under stairs space for fridge/freezer, tiled floor, radiator and two double glazed windows to the side.

### REAR LOBBY

Points and space for a chest freezer, wall mounted gas combination central heating boiler, double glazed window to the side and doors off to the utility and shower room.

### SHOWER ROOM

Fitted with an enclosed shower cubicle with electric shower and radiator.

### UTILITY ROOM

Points and space for a washing machine and tumble drier, tiled floor, double glazed window to the rear, double glazed external door allowing access to the courtyard and cloakroom off.

### CLOAKROOM

Wash hand basin and WC, radiator, tiled floor and double glazed window to the rear.

## FIRST FLOOR

### LANDING

Stairs lead from the hall to landing where there is radiator and fire doors off to the first floor accommodation.

### BEDROOM TWO

*4.57m(15'0") x 3.48m(11'5")*Radiator and two double glazed window to the front.

### BEDROOM THREE

*3.40m(11'2") x 2.72m(8'11")*Radiator and double glazed window to the rear.

### BEDROOM FOUR

*2.87m(9'5") x 2.26m(7'5")*Radiator and double glazed window to the rear.

### SHOWER ROOM

Fitted with an enclosed shower cubicle with electric shower, wash hand basin and wc, tiled splash backs and double glazed window to the side.

## SECOND FLOOR

Stairs lead from the first floor landing to second floor with fire door through to the bedroom five.

## SECOND FLOOR

### BEDROOM FIVE

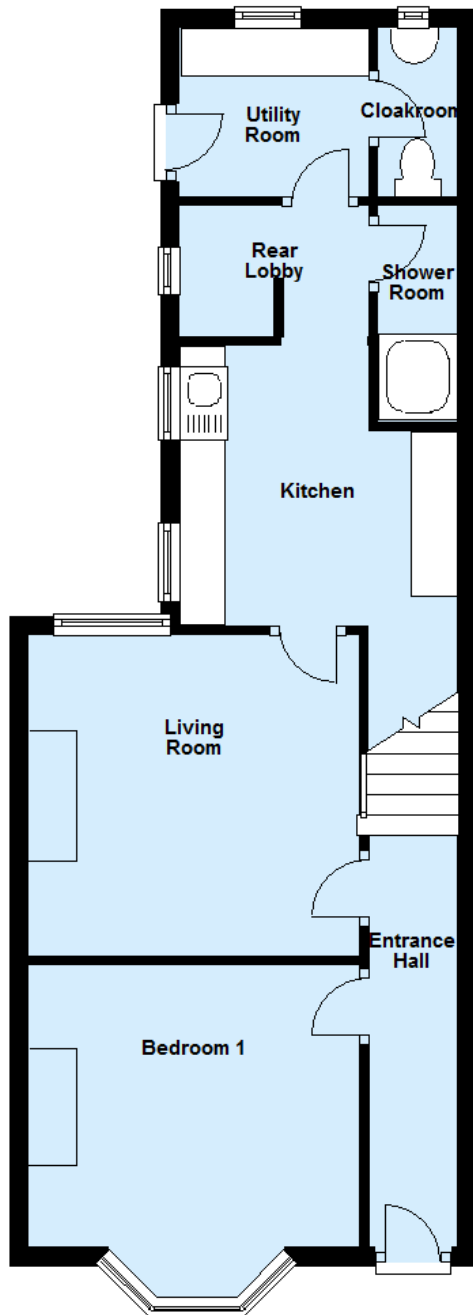
*4.29m(14'1") x 2.87m(9'5")*Radiator and double glazed window to the rear.

### OUTSIDE

There is a walled courtyard to the rear of the property with a gated pedestrian access.

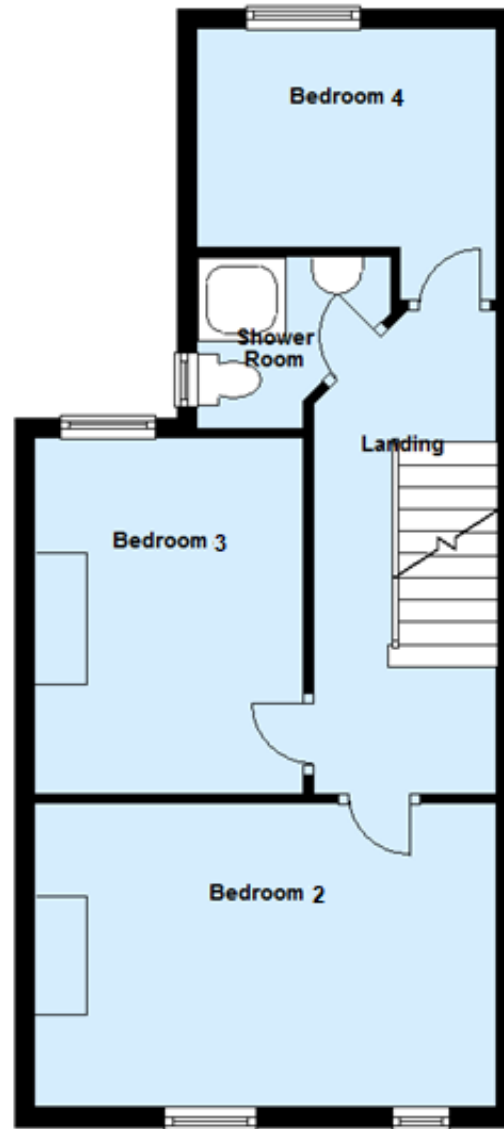
### Ground Floor

Approx. 45.9 sq. metres (494.1 sq. feet)



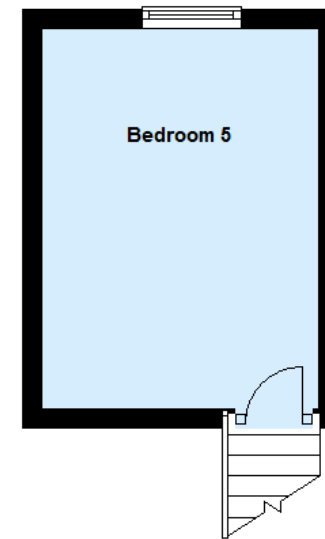
### First Floor

Approx. 39.6 sq. metres (426.4 sq. feet)



### Second Floor

Approx. 11.6 sq. metres (125.3 sq. feet)



## 37 Ermine Rd - Room rates

Room	Room Rate including Energy and Services (Weekly)	Room Rate including Energy and Services (Monthly)
1	77.00	327.25
2	77.00	327.25
3	72.00	306.00
4	67.00	284.75
5	77.00	327.25
<b>Total</b>	<b>370.00</b>	<b>1,572.50</b>

### Notes:

1. Energy and services include Water, Electricity, Gas, Broadband, TV Licence
2. No Allowance has been made for council tax. This will be passed on to the tenants if applicable

Cheshire West & Chester Council

**This is to certify that**

**37 Ermine Road Chester  
Cheshire CH2 3PN**

**has been inspected  
and has been awarded a**



**STUDENT  
STAMP**

**For occupation by a maximum of 5 persons**

**Issue Date: 1st January 2018**

**Expiry Date: 31st December 2020**

Signed:

A handwritten signature in black ink, appearing to read 'Vanessa Griffiths'.

Vanessa Griffiths  
Senior Manager, Regulatory Services

Please note that this certificate remains the property of the Cheshire West and Chester Council and applies only to the property to which it is awarded. If at any future date the owner of the property ceases to be a member of the Cheshire Landlord Accreditation Scheme, then Cheshire West and Chester reserves the right to require the return of this Certificate.



Visit: [cheshirewestandchester.gov.uk](http://cheshirewestandchester.gov.uk)



37, Ermine Road, CHESTER, CH2 3PN

Dwelling type: Mid-terrace house  
 Date of assessment: 05 October 2017  
 Date of certificate: 05 October 2017

Reference number: 9565-2865-6202-9803-1981  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 108 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

**Estimated energy costs of dwelling for 3 years:**

**£ 2,871**

**Over 3 years you could save**

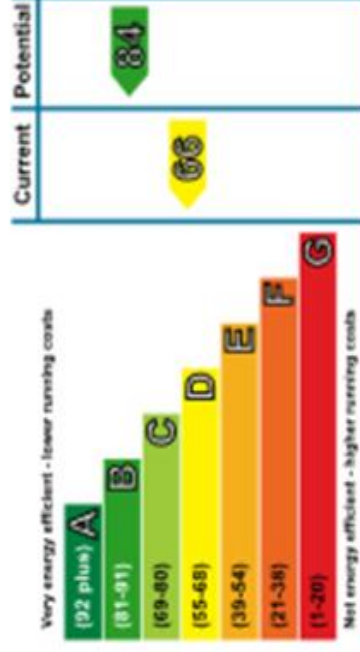
**£ 828**

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 204 over 3 years	£ 204 over 3 years	
Heating	£ 2,376 over 3 years	£ 1,644 over 3 years	
Hot Water	£ 291 over 3 years	£ 195 over 3 years	
<b>Totals</b>	<b>£ 2,871</b>	<b>£ 2,043</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**



The graph shows the current energy efficiency of your home.



The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 645	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 87	
3 Solar water heating	£4,000 - £6,000	£ 96	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.