

ANTHONY JAMES

SALES - LETTINGS - AUCTIONS



2 BEDROOMS

NEW MODERN KITCHEN & BATHROOM

NEW BOILER & CENTRAL HEATING SYSTEM

IMMACULATELY PRESENTED

NEW FLOORING, BLINDS & DECOR THROUGHOUT

EXCELLENT LOCATION CLOSE TO SUNDERLAND ROYAL HOSPITAL



Millburn Street, Millfield

Sunderland, SR4 6AX

**Monthly Rental Of
£695**



Lounge 12' 6" x 10' 6" (3.8m x 3.2m)

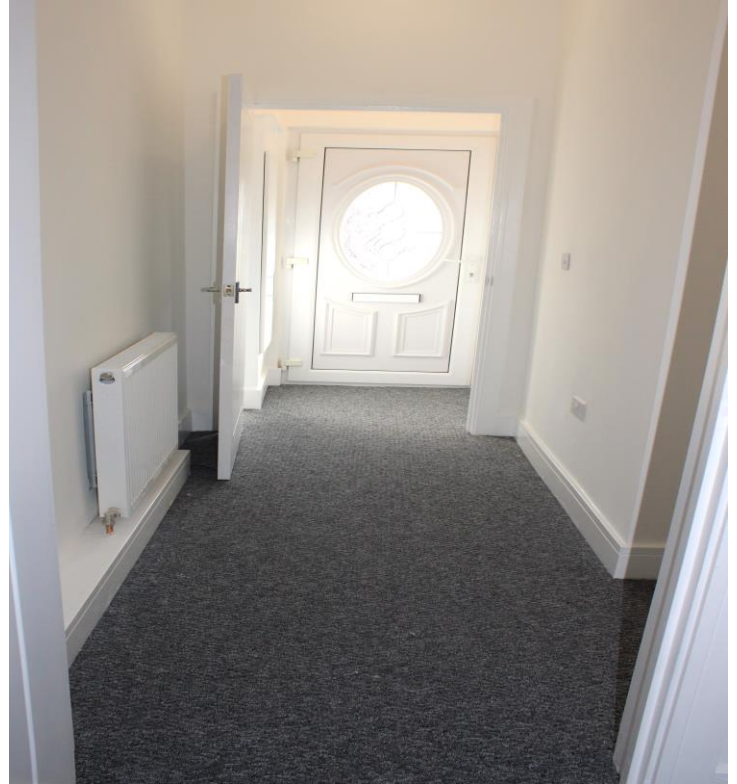
Bathroom

Bedroom 2 12' 6" x 5' 7" (3.8m x 1.7m)

Kitchen 10' 2" x 6' 11" (3.1m x 2.1m)

Bedroom 1 12' 6" x 13' 5" (3.8m x 4.1m)

Entrance Hall 13' 1" x 3' 7" (4.0m x 1.1m)



Energy performance certificate (EPC)

	Energy rating C	Valid until: 24 July 2034
		Certificate number: 2040-8603-0040-0506-5425

Property type	Mid-terrace bungalow
Total floor area	56 square metres

Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		