

ANTHONY JAMES

SALES - LETTINGS - AUCTIONS



2 BEDROOMS

SUN-TRAP REAR YARD

FEATURE FIREPLACE

MODERN WHITE BATHROOM SUITE WITH BATH & SHOWER

FITTED KITCHEN WITH OVEN, HOB, FRIDGE, FREEZER & WASHER

VERY CLOSE TO SUNDERLAND ROYAL HOSPITAL



Mafeking Street, Pallion

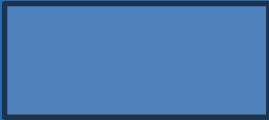
**Monthly Rental Of
£650.00**

Sunderland, SR4 6NE





Energy performance certificate (EPC)



Energy rating

D

Valid until: **10 May 2032**

Certificate number: **8420-9550-0066-9002-0293**

Property type

Mid-terrace bungalow

Total floor area

64 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

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