

Invererne Road, Forres

Offers Over
£250,000

- 3 Bedroom Detached House
- Lovely Residential Location
- Living Room
- Kitchen
- 3 Bedrooms
- Family Bathroom
- Gas Central Heating & Double Glazing
- Gardens front, side & Rear
- Driveway for private parking



Energy Performance Certificate (EPC) Scotland

3 INVERERNE ROAD, FORRES, IV36 1DZ

Dwelling type: Detached house	Reference number: 9130-2516-1090-2324-4725
Date of assessment: 26 November 2024	Type of assessment: RdSAP, existing dwelling
Date of certificate: 27 November 2024	Approved Organisation: Einhurst
Total floor area: 88 m ²	Main heating and fuel: Boiler and radiators, mains gas
Primary Energy Indicator: 318 kWh/m ² /year	

You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*	£4,596	See your recommendations report for more information.
Over 3 years you could save*	£2,280	

*based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions

Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band D (61)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band E (54)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all



