

350

## Energy performance certificate (EPC)

12 Grouse Close  
Sprowston  
NORWICH  
NR7 8US

Energy rating

**B**

Valid until: **14 September 2032**

Certificate number: **0340-3595-8210-2392-0011**

Property type

Mid-floor flat

Total floor area

46 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 efficiency rating for this property

This property's current energy rating is B. 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	84   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		

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