

Energy performance certificate (EPC)

1 Mauldens Mill Bridge Street Framlingham WOODBRIDGE IP13 9GB	Energy rating <div style="font-size: 2em; font-weight: bold; text-align: center;">C</div>	Valid until: 15 October 2031 <hr/> Certificate number: 2020-9405-0628-5096-2903
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Property type Detached house

Total floor area 116 square metres

Rules on letting this property

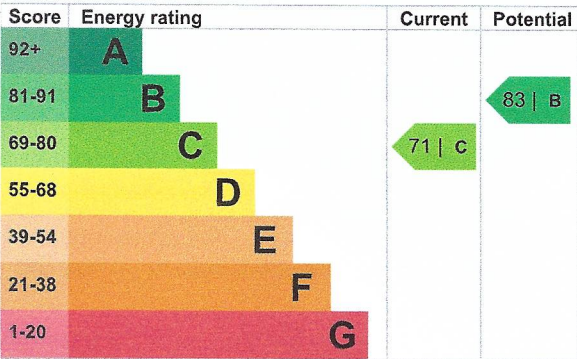
Properties can be rented if they have an energy rating from A to E.

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 C. It has the potential to be B.

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



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