



CP09397 ONLINE ENQUIRIES ONLY*** COWLING & PAYNE ARE DELIGHTED TO OFFER THIS FOUR BEDROOM, TWO RECEPTION ROOM DETACHED HOUSE WITH GARAGE.

INDIVIDUALLY DECORATED HOME, LIVING ROOM WITH SEPARATE DINING ROOM, MODERN FITTED KITCHEN WITH SEPARATE UTILITY ROOM, FOUR GOOD SIZED BEDROOMS WITH EN- SUITE SHOWER ROOM TO MASTER BEDROOM, GROUND FLOOR CLOAKROOM, PRIVATE REAR GARDEN

EPC RATING C COUNCIL TAX BAND F AVAILABLE JANUARY 2026



			Current	Potential
Very energy efficient - lower running costs				
(92 plus) A				
(81-91) B				86
(69-80) C			77	
(55-68))			
(39-54)	E			
(21-38)	F			
(1-20)	(G		
Not energy efficient - higher rui	ning costs			

					Current	Poter
Very environm	entally friend	dly - lowe	er CO2 e	missions		
(92 plus) 🔼						
(81-91)	B					
(69-80)	C					
(55-68)		D				
(39-54)			邑			
(21-38)			F			
(1-20)				G		
Not environme	ntally friendi	ly - highe	er CO2 e	missions		

England & Wales England & Wales Eu Directive 2002/91/EC England & Wales Eu Directive 2002/91/EC England & Wales

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