





Energy Efficiency Rating			
	П	Current	Potentia
Very energy efficient - lower running costs	T		
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68)			
(39-54)			
(21-38)			
(1-20) G	;		
Not energy efficient - higher running costs			
England & Wales		J Directiv 02/91/E0	

## SAVE THOUSANDS ON ESTATE AGENTS FEES WITH OUR ASSISTED MOVE SCHEME

## UP TO 100% PART EXCHANGE AVAILABLE ON THIS HOME

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck

EDEN MIDCALF

—— SALES & LETTINGS ——

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