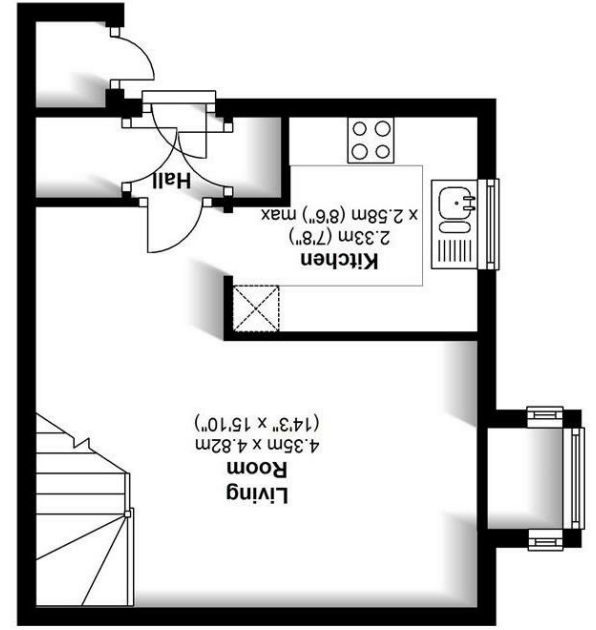


Energy Efficiency Rating	
Potential	89
Current	58
EU Directive 2002/91/EC Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
Environmental Impact (CO ₂) Rating	
Potential	
Current	
EU Directive 2002/91/EC Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales	



3 Ashdales, St. Albans
 Plan produced using PlanUp.
 For identification purposes only. Not to scale.
 Total area: approx. 53.0 sq. metres (570.0 sq. feet)





Entrance Hallway

UPVC front door. Laminate flooring. Useful storage cupboards. Doors to:

Living Room

Laminate flooring. Box bay double glazed window to front. Storage heater and panel heater.

Kitchen

Double glazed window to front. Re-fitted with a range of wall and base mounted units with roll top work surfaces over and inset one and a half bowl sink unit. with mixer taps over. Tiling to upstands. Built-in Bosch stainless steel oven and ceramic hob with chimney style stainless steel extractor over. Laminate flooring.

Bedroom One

Double glazed window to front. Cupboard housing lagged hot water cylinder. Panel heater.

Bedroom Two

Double glazed window to front. Panel heater.

Bathroom

Frosted double glazed window to side. Re-fitted with a suite in white comprising paneled bath with glazed shower screen and electric shower over, low level WC and pedestal wash hand basin.

Exterior

Open lawned area and allocated off street parking,. Useful storage cupboard.

