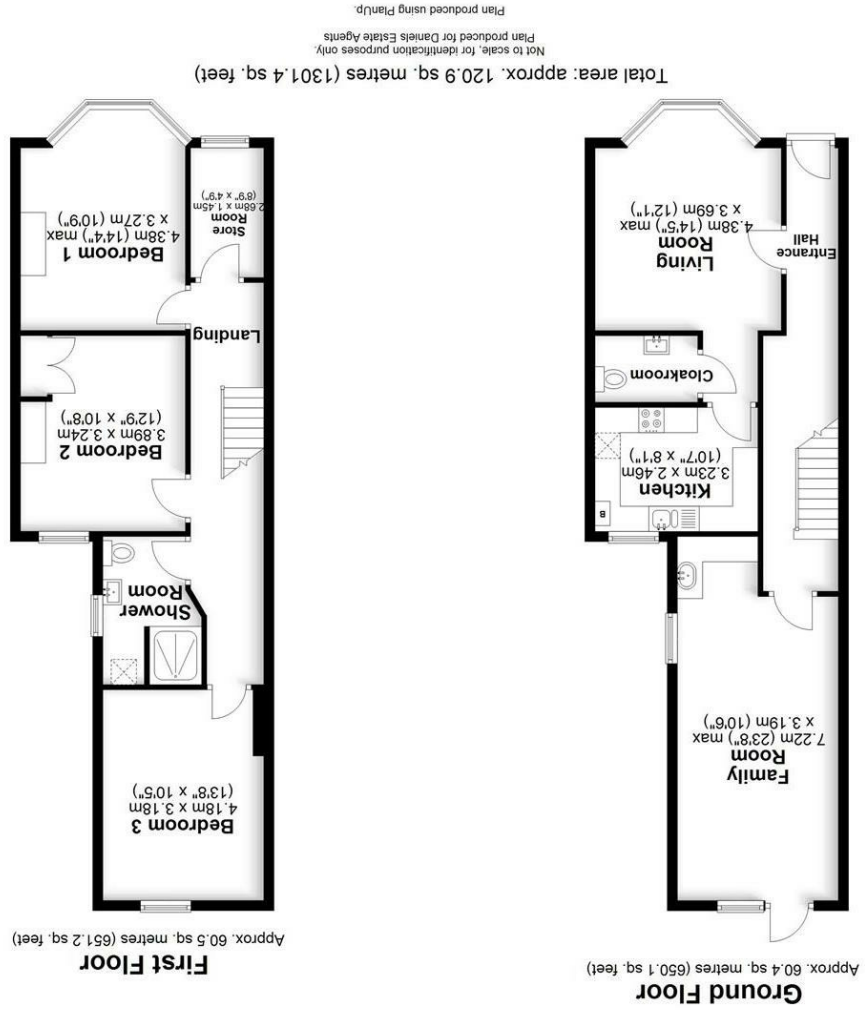


England & Wales		EU Directive 2002/91/EC
Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A
Current	Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) G

Environmental Impact (CO<sub>2</sub>) Rating

England & Wales		EU Directive 2002/91/EC
Potential	Very energy efficient - lower running costs	(92 plus) A
Current	Not energy efficient - higher running costs	(1-20) G

Energy Efficiency Rating







**Entrance**

A hardwood part glazed front door to:-

**Hallway**

Radiator. Stairs to first floor. Doors to:-

**Living Room**

Double glazed window to front. Radiators.

**Cloakroom**

Wash hand basin. Low level WC.

**Kitchen**

A modern range of fitted wall and base units with work surfaces. Stainless steel sink. Two double fan ovens plus stove. Integrated fridge/freezer. Wall mounted Baxi gas combination boiler. Plumbed for Dish washer. Serving hatch. Double glazed window to rear.

**Family Room**

Double glazed window to side and rear with door leading to garden. Fitted wall and base units with stainless steel sink. Plumbed for dish washer. Three radiators.

**Landing**

Radiator. Laminate flooring. Access to loft space.

**Bedroom One**

Double glazed bay window to front. Radiator.

**Bedroom Two**

Double glazed window to rear. Radiator. Built-in storage cupboard.

**Bedroom Three**

Double glazed window to rear. Radiator

**Office/Store Room**

Double glazed window to front.

**Shower Room**

Vanity unit with wash hand basin. Low level WC. Fully tiled

shower. Built in cupboards. Plumbed for washing machine. Double glazed window to side.

**Garden**

Approximately 30' in depth. Mainly laid to lawn with shrub and bush borders. Garden shed. Fencing to boundaries. Side access to front.

A satisfactory asbestos test and management report as well as a planning appraisal report are available on request from Daniels Estate Agents.

