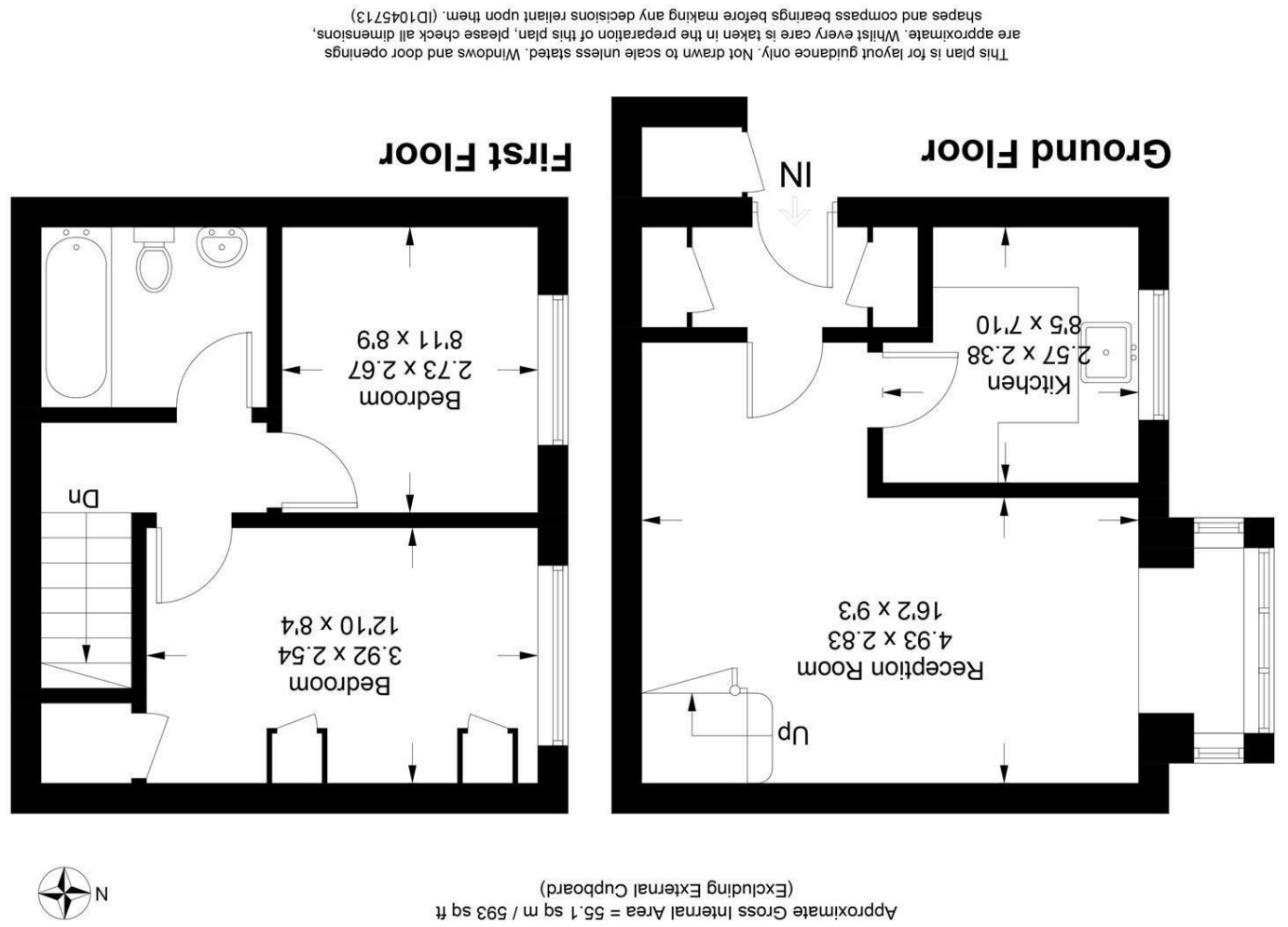


| England & Wales   |             |
|---|-------------|
| EU Directive 2002/91/EC   |             |
| Very environmentally friendly - lower CO <sub>2</sub> emissions | (92 plus) A |
|   | (81-91) B   |
|   | (69-80) C   |
|   | (55-68) D   |
|   | (39-54) E   |
|   | (21-38) F   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions | (1-20) G    |
| Current   |             |
| Potential   |             |

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

| England & Wales                             |             |
|---|-------------|
| 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   |
| Not energy efficient - higher running costs | (1-20) G    |
| Current                                     | 73          |
| Potential                                   | 85          |

Energy Efficiency Rating







**Entrance Hallway**

UPVC front door. Wooden flooring. Two useful storage cupboards. Door to:

**Living Room**

Box bay window to front. Wooden flooring. Radiator. Stairs to first floor. Fitted electric fire.

**Kitchen**

Double glazed window to front. Fitted with a range of wall and base mounted units with work surfaces over. Inset single drainer stainless steel sink unit with swan necked mixer tap over. Fitted Main gas boiler. Fitted Hygena gas hob and electric oven with matching extractor over. Part tiling to splashbacks. Plumbing for washing machine.

**First Floor Landing**

Doors to:

**Bedroom One**

Double glazed window to front. Range of built in bedroom furniture. Useful storage cupboard. Radiator.

**Bedroom Two**

Double glazed window to front. Radiator.

**Bathroom**

Frosted double glazed window to side. Paneled bath with concertina shower screen and fitted Triton electric shower over. Low level WC. Pedestal wash hand basin. Chrome ladder style radiator.

**Exterior**

Open lawned area. Allocated and visitors parking. Useful external storage cupboard.

