

England & Wales		EU Directive 2002/91/EC
Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A
Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	(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

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

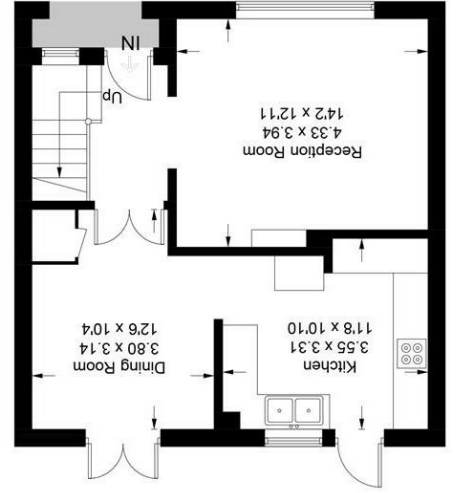
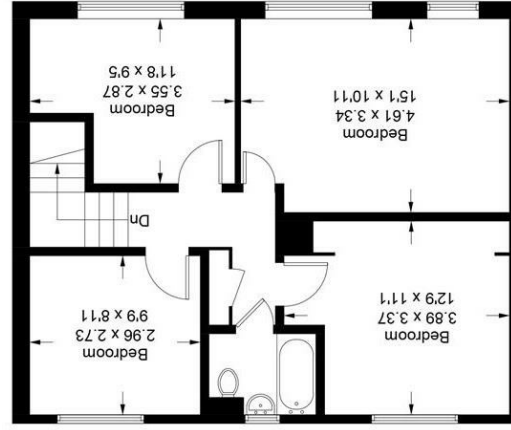
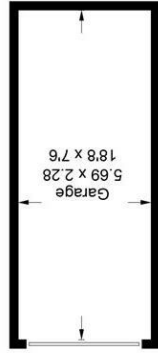
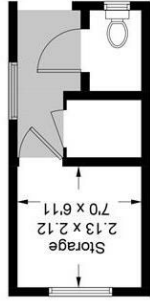
England & Wales		EU Directive 2002/91/EC
Potential	Very energy efficient - lower running costs	(92 plus) A
Current	Very energy efficient - lower running costs	(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
	Not energy efficient - higher running costs	(1-20) G

**Energy Efficiency Rating**

Current: 66  
 Potential: 82

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1051743)

(Not Shown In Actual Location / Orientation) (Not Shown In Actual Location / Orientation)



**Wallingford Walk**  
 Approximate Gross Internal Area = 103.9 sq m / 1118 sq ft  
 Outbuildings = 20.5 sq m / 221 sq ft  
 Total = 124.4 sq m / 1339 sq ft





**Entrance**

A part double glazed front door.

**Hallway**

Double glazed window to front. Stairs to first floor. Radiator. Double doors to dining area. Further door to:-

**Living Room**

Double glazed window to front. Coved ceiling. Gas feature fire place. Radiators.

**Dining Area**

Double glazed double doors to rear. Coved ceiling. Radiator. Opening onto:-

**Kitchen**

A modern range of wall and base units with work surfaces over. Inset stainless sink unit with mixer tap and tiled splash backs. Integrated appliances to include: Double oven, gas hob, dishwasher, under counter fridge and freezer. Space for washing machine. Wall mounted Worcester Gas boiler. Double glazed door and window to rear.

**Landing**

Access to loft space, part boarded with drop down ladder, also hot water cylinder. Airing cupboard. Doors to:-

**Bedroom One**

Double glazed window to front. Coved ceiling. A range of fitted wardrobes. Radiator.

**Bedroom Two**

Double glazed windows to rear. Coved ceiling. Radiator.

**Bedroom Three**

Double glazed window to front. Radiator.

**Bedroom Four**

Double glazed window to rear. Radiator.

**Bathroom**

Double glazed window to rear. Panelled bath with electric

shower. Vanity wash hand basin. Low level WC. Radiator. Fully tiled walls and vinyl flooring.

**Outhouse**

Brick built outhouse with plumbing, electric and WC. Large storage cupboard. Separately accessed storage shed.

**Garage & Parking**

The garage and off street parking space is located to the rear of the garden via double doors.

**Garden**

A large low maintenance tiered garden with crazy paved patio area, leading down to a faux lawn area, leading down to a further large patio space. Garage and off street parking space. Fenced to all boundaries with well stocked plant and flower bed borders.

