

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

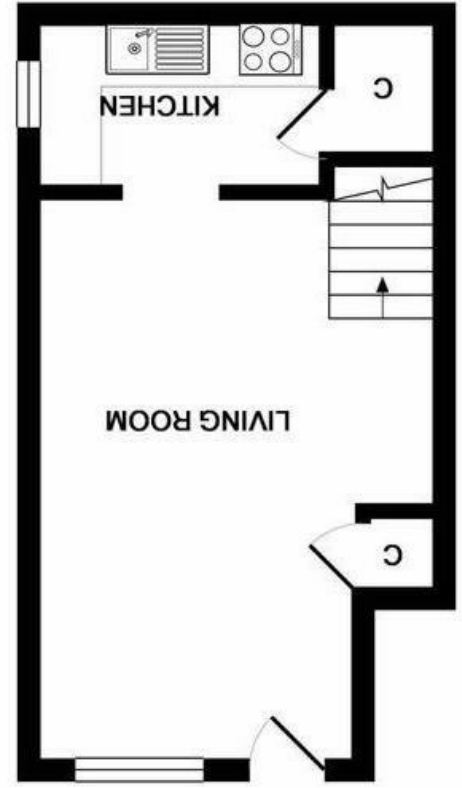
Environmental Impact (CO<sub>2</sub>) Rating

England & Wales		EU Directive 2002/91/EC
Potential	Current	
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		

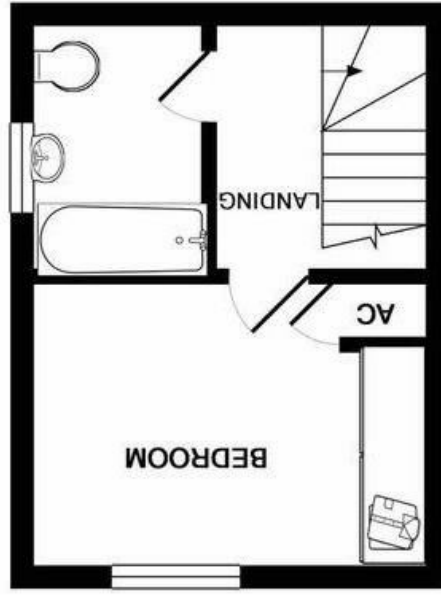
Energy Efficiency Rating

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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GROUND FLOOR  
 APPROX. FLOOR  
 AREA 284 SQ.FT.  
 (26.4 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 221 SQ.FT.  
 (20.5 SQ.M.)







### Living Room

A part glazed UPVC front door and double glazed window to front. Down lighters. LVT wood flooring. Storage cupboard. Stairs to first floor. Radiator. Open to to:-

### Kitchen

Double glazed window to side. A modern range of wall and base mounted units with work surface over. Stainless steel sink unit with tiled splash backs. Integrated electric oven with gas hob and extractor fan. Space and plumbing for washing machine and under counter fridge. Wall mounted Gas combination boiler. Large storage cupboard with power and light.

### Landing

Access to part boarded loft. Down lighters. Doors to:-

### Bathroom

Double glazed window to side. A modern refitted bathroom suite comprising: Bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Chrome heated towel rail. Part tiled walls and vinyl flooring.

### Bedroom

Double glazed window to rear. Down lighters. Radiator. A range of fitted floor to ceiling wardrobes. Additional built in cupboard. Painted floor boards.

### Garden

A private patio garden located to the front of the property. Fence to boundaries with gate to access. Security lighting and external water tap to side.

