

England & Wales		EU Directive 2002/91/EC
Potential	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	

Environmental Impact (CO₂) Rating

England & Wales		EU Directive 2002/91/EC
Potential	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





Entrance Hallway

Coved ceiling. Under stairs storage cupboard. Stairs to first floor. Radiator. Alarm panel. Doors to:-

Cloakroom

Low level WC. Wash hand basin with mixer tap and tiled splash back. Wood effect flooring.

Kitchen

Double glazed bay window to front. A range of wall and base mounted units with roll top work surfaces. Inset stainless steel sink unit with mixer tap and drainer. Tiled splash backs and tiled flooring. Integrated appliances to include:- Hotpoint double oven, 4 ring gas hob, extractor fan and dishwasher. Space and plumbing for washing machine and under counter fridge. Wall mounted Vaillant gas boiler. Radiator. Down lighters.

Dining Room

Double glazed window to side and rear. Coved ceiling. Radiators.

Living Room

Double glazed window to side and rear with door leading to conservatory. Coved ceiling. Radiator.

Conservatory

Double glazed windows to side and rear with double doors leading to garden. Radiators. Glass roof with fitted blinds.

Landing

Vaulted ceiling with Velux window. Radiator. Airing cupboard with hot water tank. Doors to:-

Master Bedroom

Double glazed bay window to front. Coved ceiling. Radiator. Door to:-

En-Suit

Double glazed window to front. Bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Part tiled walls and tiled flooring. Down lighters. Radiator.

Bedroom Two

Double glazed windows to side and rear. Coved ceiling. Radiator.

Bedroom Three

Double glazed window to rear. Coved ceiling. Radiator.

Bathroom

Double glazed window to side. Part tiled walls and tiled flooring. Bath with mixer tap and shower attachment. Separate shower enclosure with Aqualisa shower. Pedestal wash hand basin. Low level WC. Down lighters. Extractor fan. Radiator

Garden

A generous size private rear garden mainly laid to lawn with fencing to all boundaries. Patio area and pathway leading to front. Garden shed. Mature shrubs and hedges. Outside lighting and water supply.

Parking

Two allocated parking spaces.

