

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

Environmental Impact (CO₂) 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	
Potential	Current	

Energy Efficiency Rating





Entrance Hallway

Velux rooflight. Alarm control panel. Central heating thermostat.

Cloakroom

Double glazed frosted window to front. Low level WC. Wash hand basin. Extractor fan.

Living Room

Double glazed window and french doors to rear garden. Laminate flooring. Under stairs storage cupboards.

Study

Double glazed window to front and two Velux rooflights.

Utility Room

UPVC door to side. Range of wall and base mounted units with roll top work surfaces over. Inset single drainer stainless steel sink unit with mixer taps over. Integrated fridge and freezer.

Kitchen

Double glazed window to front. Fitted with a range of wall and base mounted units with inset one and a half bowl stainless steel sink unit with mixer tap over. Stainless steel oven with matching five ring gas hob and chimney style extractor over. Integrated dishwasher. Integrated fridge and freezer.

Landing

Double glazed window to side. Access to insulated loft space. Built-in cupboard. Doors to:

Bedroom One

Double glazed window to front. Built-in wardrobe cupboards.

Bedroom Two

Double glazed window to rear. Built-in wardrobe cupboards.

Bedroom Three

Double glazed window to rear.

