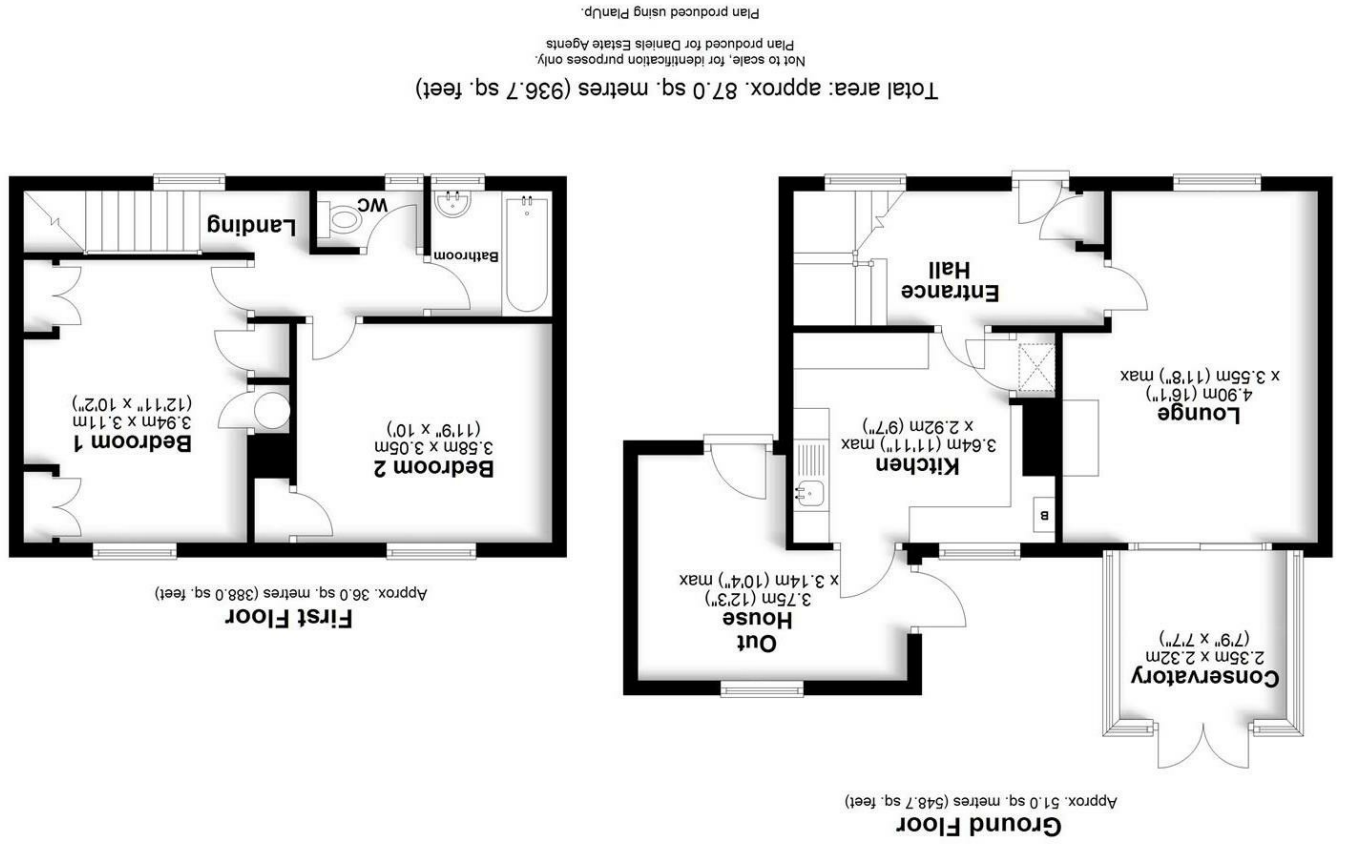


England & Wales		EU Directive 2002/91/EC
Potential	Current	
Very environmentally friendly - lower CO ₂ emissions		
Not environmentally friendly - higher CO ₂ emissions		

Environmental Impact (CO₂) Rating

England & Wales		EU Directive 2002/91/EC
Potential	Current	
Very energy efficient - lower running costs		
Not energy efficient - higher running costs		

Energy Efficiency Rating





Entrance

Cupboard housing gas and electric meters. Radiator. Doors leading to:-

Living Room

Double glazed window to front. Sliding patio doors leading to conservatory. Radiator. Gas feature fire.

Conservatory

Glazed conservatory with patio doors leading to garden. Tiled flooring.

Kitchen

Double glazed window to rear and door to outhouse. A range of wall and base mounted units with roll top work surfaces. Inset stainless steel sink unit with mixer tap. Space for dishwasher washer and under counter fridge. Wall mounted Vaillant gas boiler. Radiator. Built-in cupboard.

Outhouse

Double glazed door to rear. Further door leading to front. Window to rear. Tiled flooring

Landing

Double glazed window to front. Access to loft. Doors to-

Bedroom One

Double glazed window to rear. Radiator. Airing cupboard. Built-in wardrobe. Range of fitted wardrobes.

Bedroom Two

Double glazed window to rear. Radiator. Fitted wardrobe.

Bathroom

Double glazed window to front. Panelled bath with electric shower over. Pedestal wash hand basin. Full tiled walls

Separate WC

Double glazed window to front. Low level WC. Part tiled walls.

Rear Garden

A superb south facing garden approximately 125 feet in

depth. Mainly laid to lawn with large patio area and well maintained hedging and fencing to all boundaries. Mature fruit trees. Garden shed and green house.

Front and Parking

Brick retaining wall with path leading to front door. Front garden mainly laid to lawn. Driveway with off street parking space. Passageway to side leading to outhouse.

