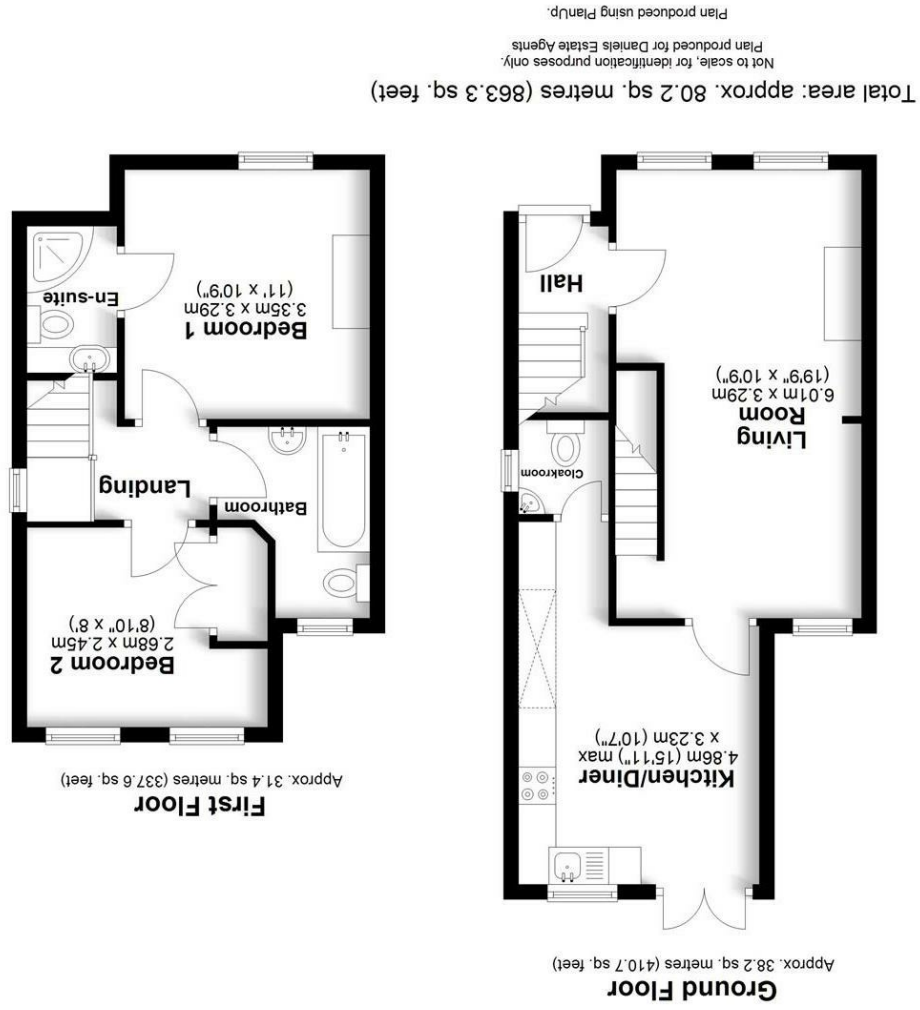


England & Wales		EU Directive 2002/91/EC
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A	
	(81-91) B	
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
Not environmentally friendly - higher CO ₂ emissions	(1-20) G	
Potential	Current	

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

A hard wood front door. Double glazed sash windows to side. Radiator. Tiled flooring. Door to:-

Living Room

Double glazed sash windows to front. A cast iron open fireplace. Built-in unit housing electric meter and consumer unit. Down lighters. Radiators. Oak floor boards and doors. Stairs leading down to:-

Basement

A fully tanked basement room of full head height making an ideal office/study space. Down lighters. Radiator. Cupboard housing Gas meter.

Kitchen

A refitted shaker style kitchen with a range of wall and base mounted units with granite work surface and tiled splash backs. Inset Villeroy and Boch sink with mixer tap. A range of integrated appliances to include, oven, hob and extractor fan, dishwasher, fridge/freezer and space for washer/dryer. Wall mounted Glow Worm gas combination boiler. Down lighters. LVT flooring. Double glazed patio doors and sash window to rear. Further door to:-

Cloakroom

Double glazed sash window to side. Wash hand basin. WC. Radiator. Down lighter. Extractor fan.

Landing

Down lighters. Access to loft. Oak doors leading to:-

Master Bedroom

Double glazed sash window to front. Cast iron fireplace. Down lighters. Radiator.

En-Suite

A glazed corner shower cubicle with Aqualisa shower. Wash hand basin. Low level WC. Down lighters. Extractor fan. Radiator. Tiled flooring.

Bedroom Two

Sash double glazed windows to rear. Built in wardrobe. Radiator.

Bathroom

A paneled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Down lighters. Extractor fan. Tiled flooring. Double glazed sash window to rear.

Garden

A courtyard style West facing garden laid with patio and and fencing to boundaries.

