

England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very energy efficient - lower running costs
(92 plus) A	(92 plus) A	(92 plus) A	(92 plus) A
(81-91) B	(81-91) B	(81-91) B	(81-91) B
(69-80) C	(69-80) C	(69-80) C	(69-80) C
(55-68) D	(55-68) D	(55-68) D	(55-68) D
(39-54) E	(39-54) E	(39-54) E	(39-54) E
(21-38) F	(21-38) F	(21-38) F	(21-38) F
(1-20) G	(1-20) G	(1-20) G	(1-20) G
Not environmentally friendly - higher CO <sub>2</sub> emissions	Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions	Not energy efficient - higher running costs
Potential	Current	Potential	Current
Environmental Impact (CO <sub>2</sub> ) Rating		Energy Efficiency Rating	
		78	57







A chain free three bedroom mid-terrace home presented in good condition throughout. The property offers superb scope for both a ground floor extension and loft conversion should additional space be required. It also provides easy access to local shops, schools, the major motorway links and other amenities.

**Entrance Hall**

Stairs to first floor. Under stairs storage cupboard. Radiator. Doors to:

**Living Room**

Double glazed window to front. Feature fire place. Radiator.

**Kitchen**

Double glazed window to rear. Fitted with a range of wall and base mounted units with roll top work surfaces over. Inset one and a half bowl stainless steel sink unit with mixer tap over. Matching stainless steel oven and gas hob with extractor over. Space and plumbing for washing machine and dishwasher. Space for tumble drier and American style fridge freezer.

**Dining Area**

Double glazed French doors to rear garden

**Landing**

Access to insulated loft space. Doors to:

**Bedroom One**

Double glazed window to rear. Fitted air conditioning unit. Radiator.

**Bedroom Two**

Double glazed window to front. Radiator.

**Bedroom Three**

Double glazed window to front. Radiator.

**Bathroom**

Frosted double glazed window to rear. Fully tiled with a suite

in white. Low level WC, pedestal wash hand basin. Paneled bath with shower over and glazed shower screen Stainless steel ladder style radiator.

**Garden**

Gated access to front via side. Fenced to boundaries. Lawned area with flower and shrub border. Patio area.

**Front**

Driveway parking for two cars.

