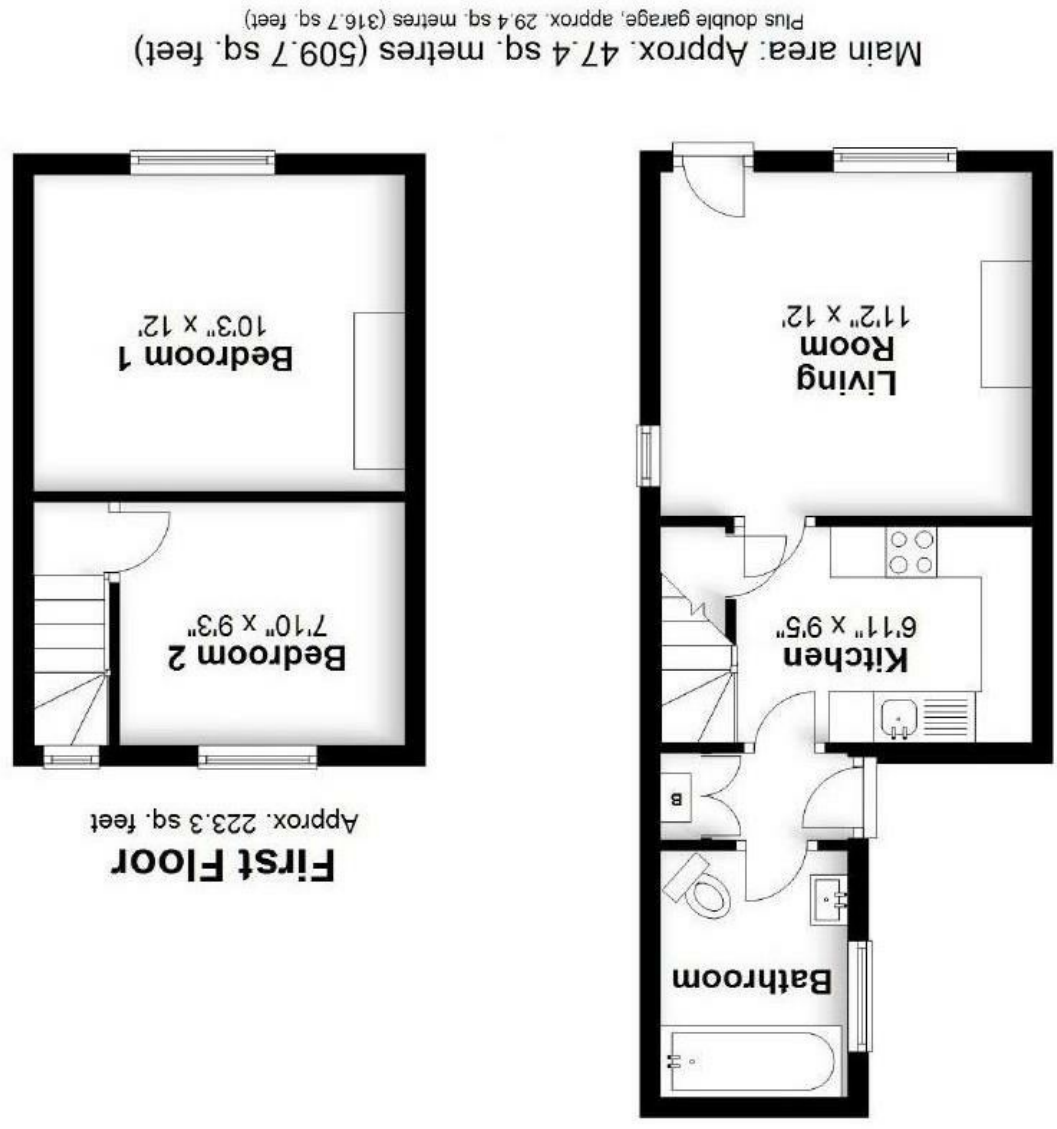


England & Wales		EU Directive 2002/91/EC
Potential		
Current		
Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions		

Environmental Impact (CO₂) Rating

England & Wales		EU Directive 2002/91/EC
Potential		
Current	82	
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





Living Room

Double glazed window to front and side. Feature exposed brick fireplace with tiled hearth. Cast iron log burner. Built in cupboard housing domestic meters. Stripped pine door to:

Kitchen

Double glazed window to rear. Fitted with a range of wall and base mounted units with work surfaces over and inset sink unit with mixer tap over. Tiling to splashbacks. Stainless steel oven with matching halogen hob. Integrated dish washer. Space for fridge/freezer. Tiled floor. Under stairs storage cupboard. Stairs to first floor. Stripped pine door to:

Bathroom

Double glazed window to side. Panelled bath with waterfall mixer tap and shower over. Low level WC. Wash hand basin with cupboard under.

Landing

Double glazed window to side. Stripped pine doors to:

Bedroom One

Double glazed window to front. Feature cast iron fireplace. Radiator. Down Lighters.

Bedroom Two

Double glazed window to rear. Radiator.

Rear Garden

Decked area with retaining wall with gated access to side. Lawn area. Outside water tap.

Off street parking

Allocated parking space to the rear of the property.

