

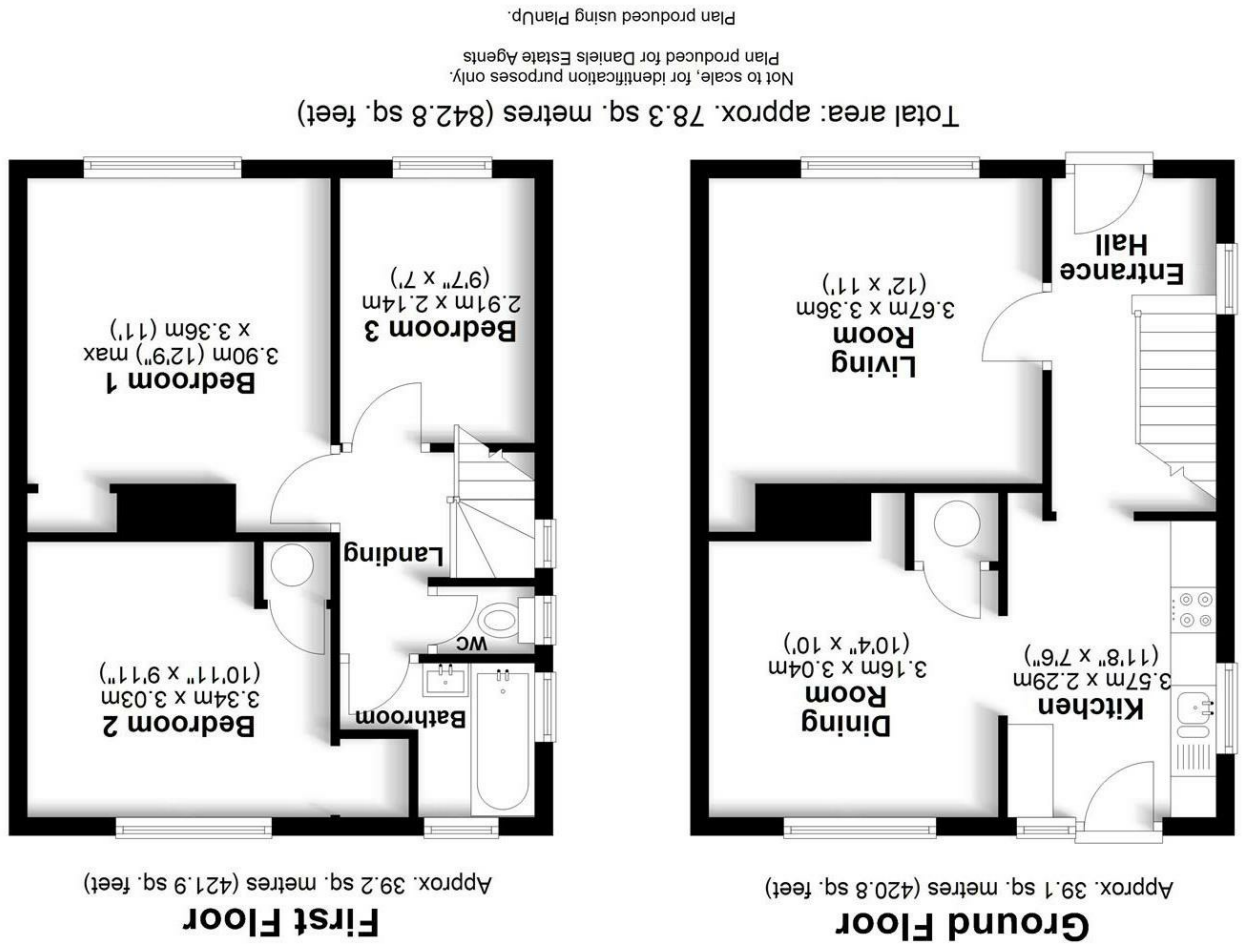
England & Wales	
EU Directive 2002/91/EC	
Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
Current	Not environmentally friendly - higher CO <sub>2</sub> emissions
	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G

Environmental Impact (CO<sub>2</sub>) Rating

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

Energy Efficiency Rating

58  
78





**Entrance**

A hard wood part glazed front door. Stairs to first floor. Double glazed window to side. Radiator. Wood flooring.

**Living Room**

Double glazed window to front. Radiator. Wood effect flooring.

**Kitchen**

A range of wall and base mounted units with roll top work surfaces. Inset sink with mixer tap and tiled splash backs. Integrated oven and four ring gas hob. Space and plumbing for washing machine, dishwasher and fridge/freezer. Wood effect flooring. Window to side and rear plus door to rear.

**Dining Room**

Double glazed window to rear. Radiator wood effect flooring. Built in cupboard.

**Landing**

Double glazed window to side. Access to loft via drop down ladder also housing Gas boiler. Doors to:-

**Bedroom One**

Double glazed window to front. Radiator. Wood effect flooring.

**Bedroom Two**

Double glazed window to rear. Radiator. Wood effect flooring. Built in cupboard housing hot water cylinder.

**Bedroom Three**

Double glazed window to front. Radiator. Wood effect flooring.

**Bathroom**

Window to side and rear. A part tiled bathroom suite comprising: Bath. Vanity wash hand basin. Radiator. Wood effect flooring.

**Front**

Mainly laid to lawn with potential for a dropped kerb and parking. Pathway leading to front door.

**Garden**

A south/west facing garden approximately 85 feet in depth mainly laid to lawn with fencing and hedging to boundaries. Large patio area with retaining brick wall. Brick built outhouse with power and lighting. Side gate providing access to front.

