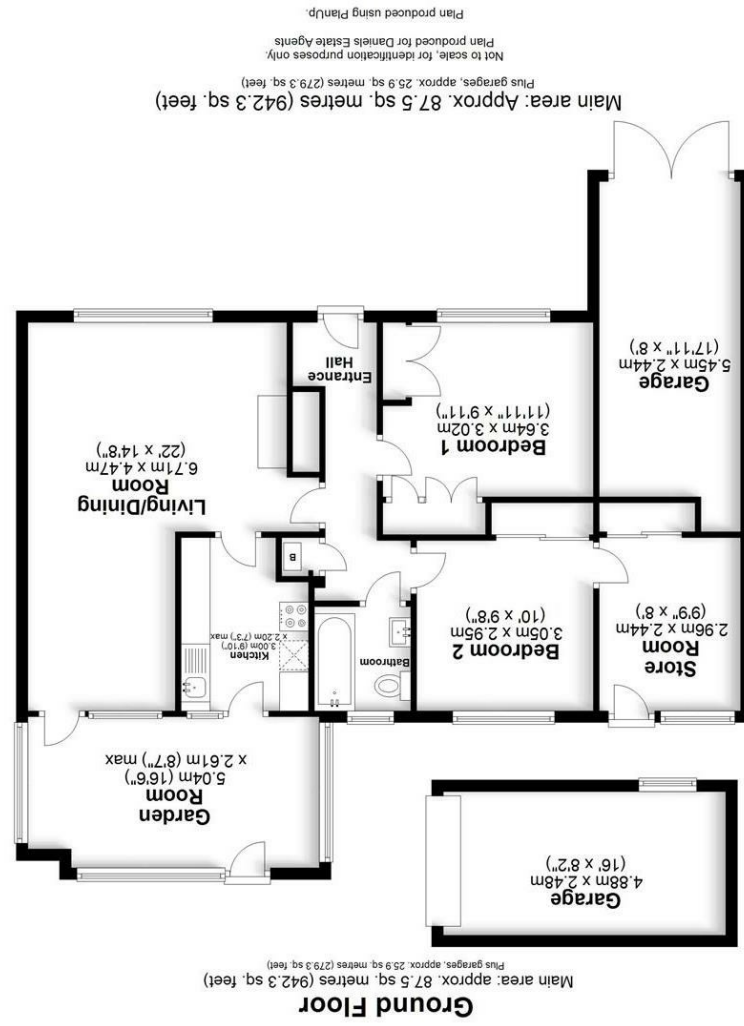


England & Wales		EU Directive 2002/91/EC
Potential	Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
	Not environmentally friendly - higher CO ₂ emissions	(1-20) G
Current	(81-91) B	43
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
	(1-20) G	

Environmental Impact (CO₂) Rating

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

Energy Efficiency Rating





Entrance Hall

A part glazed UPVC front door. Airing cupboard. Meter cupboard. Access to loft. Doors to-

Mainly laid to lawn with pathway leading to the front door. Driveway leading to garage with parking for two cars. Garage with double doors to front

Bedroom One

Double glazed window to front. A range of fitted wardrobes and drawers.

Bedroom Two

Double glazed window to rear. Built in wardrobe. Door to:-

Store Room

Built-in storage. Door and window to rear.

Bathroom

Double glazed window to rear. A fully tiled suite comprising: Panelled bath with mixer tap. Pedestal wash hand basin. Low level WC. Electric heater. Vinyl flooring.

Living / Dining Room

Floor to ceiling double glazed window to front. Coved ceiling. Electric feature fireplace. Serving hatch to kitchen. Door and window to rear.

Kitchen

A range of wall and base mounted units with roll top work surfaces over. Fully tiled walls. Inset sink with mixer tap. Plumbing and space for washing machine, fridge/freezer and free standing oven. Larder. Door to:

Garden Room

A rear brick built extension with double glazed windows to side and rear with door leading to the garden.

Rear Garden

A south east facing garden mainly laid to lawn with large crazy paved patio. Garage with up and over door. Gate leading to front via side access. Fencing to all boundaries. External water supply.

Front Garden

