

England & Wales		EU Directive 2002/91/EC
Potential	Current	
Very environmentally friendly - lower CO ₂ emissions		
Not environmentally friendly - higher CO ₂ emissions		
		(92 plus) A
		(81-91) B
		(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	Current	
Very energy efficient - lower running costs		
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





Entrance Hall

A part glazed UPVC front door. Radiator. Wood effect flooring. Doors to:-

Living/Dining Room

Double glazed patio doors and windows to rear. Domed roof light. Radiators. Wood effect flooring.

Utility Room

A range of wall and base mounted units with space for tumble dryer. Wall mounted Vaillant gas combination boiler. Wood effect flooring. Opening onto:-

Kitchen

A modern range of wall and base mounted units with work surface over. Inset stainless steel sink unit with mixer tap. Integrated electric oven with gas hob and extractor fan. Integrated fridge/freezer and dish washer. Down lighters. Domed roof light.

Bedroom One

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

Bedroom Two

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

Bathroom

A modern white bathroom suite comprising. Bath with mixer tap and shower over. Vanity wash hand basin. WC. Concealed washing machine. Window to side. Down lighters. Part tiled walls and flooring. Extractor fan. Radiator.

Garden

A well maintained private garden mainly laid to lawn with well stocked borders, patio area and fencing to all boundaries with gate to side.

Parking

Off street allocated parking space to rear.

Lease

96 Years remaining.

Service Charge

No set service charge. Buildings insurance of approximately £150 per annum.

Ground Rent

Not applicable.

