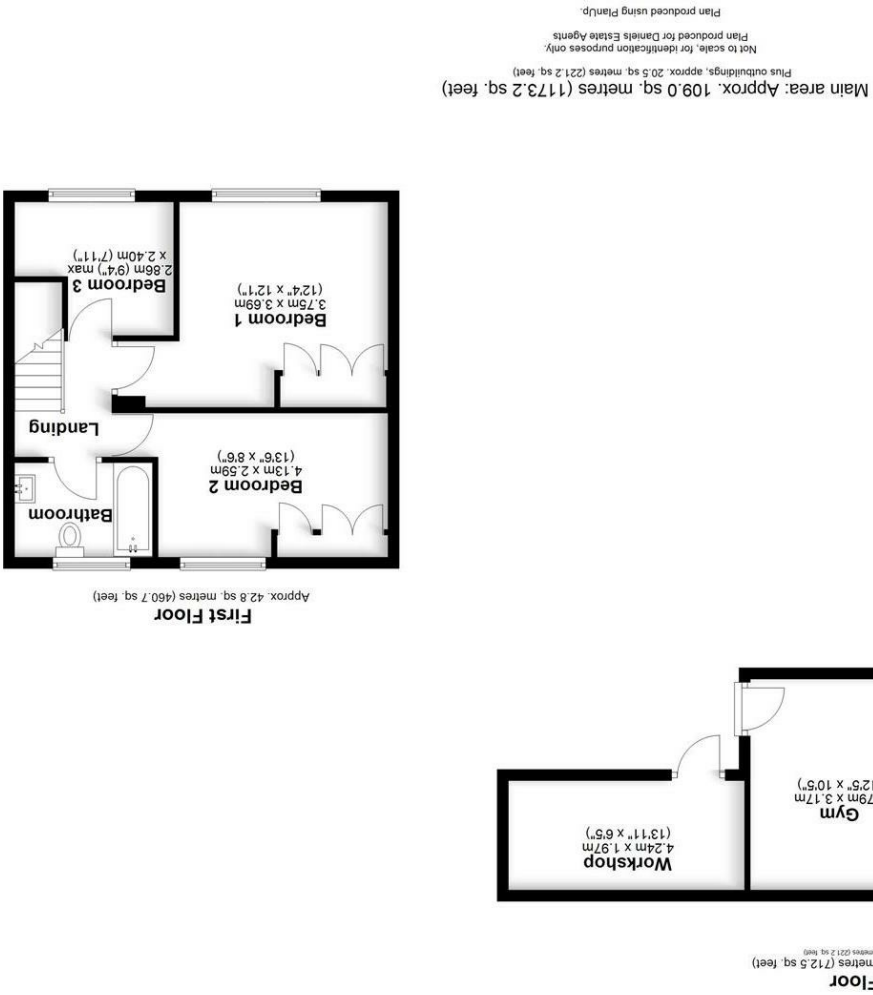


Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Not energy efficient - lower running costs
		Very energy efficient - lower running costs
Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Not energy efficient - higher running costs
		Very energy efficient - higher running costs
Environmental Impact (CO <sub>2</sub> ) Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Not environmentally friendly - lower CO <sub>2</sub> emissions
		Very environmentally friendly - higher CO <sub>2</sub> emissions
Environmental Impact (CO <sub>2</sub> ) Rating		







A three bedroom terraced home with two off-street parking spaces which has been thoughtfully extended by the present owners in this cul-de-sac location on the southern side of the City centre. The property offers access to local amenities including popular schooling and the Motorway network.

#### Entrance Hallway

Laminate flooring. Doors to:

#### Shower Room

Shower cubicle with glazed door. Low level WC. Pedestal wash hand basin. Tiled flooring.

#### Study Area

Double glazed window to front. Laminate flooring.

#### Kitchen/Diner/Family Room

Double glazed French doors to rear garden. High level windows to side. Roof lantern. Log burner. Fitted with a range of wall and base mounted units with wooden work surfaces over. Inset composite sink unit. Space for American style fridge/freezer. Space for range cooker with chimney style extractor over. Laminate flooring. Cupboard housing Worcester Bosch combination boiler.

#### Utility Room

Space for washing machine and drier.

#### Landing

Doors to:

#### Bedroom One

Double glazed window to front. Built-in wardrobe cupboards.

#### Bedroom Two

Double glazed window to rear. Built-in wardrobe cupboards.

#### Bedroom Three

Double glazed window to front.

#### Bathroom

Frosted double glazed window to rear. Panelled bath with

thermostatic shower and glazed shower screen over. Low level WC. Vanity unit with inset wash basin. Part tiled walls. Tiled floor.

#### Rear Garden

Raised patio area with further lawned and gravelled areas. Pathway to brick built outhouse. Fencing to boundaries.

#### Outhouse

Wood store. In two distinct areas currently used as a Gym and Workshop.

