



Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	52
	Potential	83
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		

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





Entrance

A UPVC front door and double glazed window to side. Wood effect flooring. Doors to:-

Cloakroom

Double glazed window to side. WC and wash hand basin. Wood effect flooring.

Living room

Double glazed window to front. Coved ceiling. Downlighters. Stairs to first floor. Cupboard under the stairs. Wood flooring. Double doors leading to:-

Dining Area

Coved ceiling. Double glazed bi-folding door to rear. Wood flooring.

Kitchen

Double glazed window to rear. Modern fitted kitchen with a range of wall and base mounted units with solid wood work tops and upstands. Inset stainless steel sink with mixer tap. Integrated appliances to include electric oven, gas hob and extractor fan. Dishwasher, washing machine and space for American fridge/freezer. Gas floor mounted boiler. Coved ceiling. Downlighters.

Landing

Double glazed window to side. Access to part boarded loft via drop down ladder. Wooden floor boards. Doors to:

Master Bedroom

Double glazed window to front. Radiator. Wooden floor boards.

Bedroom Two

Double glazed window to rear. Built-in cupboard. Radiator. Wooden floor boards.

Bedroom Three

Double glazed window to front. Radiator. Wooden floor boards.

Bathroom

Double glazed window to rear. Panelled bath. Pedestal wash hand basin. WC. Shower cubicle. Airing cupboard housing hotwater cylinder.

Front

Small front garden mainly laid to lawn with hedging to boundaries.

Rear

A south facing patio area to the rear and lawned garden space to the side with hedging to boundaries. Rear gate providing access to garage.

Garage

A generous size garage with up and over door to front. Personal door and window to side. Power, light and water supply.

Parking

Off street parking space in front of the garage with additional space to the side.

