# HOUSE+CO PROPERTY



# 122 Courtney Road





## **Description**

This well proportioned 4 bedroom detached home is arranged over 3 floors with a double garage and parking to the rear, With its southerly facing rear garden views and open aspect to the rear this is a great family home offering something a little different for the area.

As you enter the property you are greeted by a light and airy hallway with cloakroom, that leads to the well proportioned and spacious lounge and beautifully appointed kitchen /dining room that spans the full width of the property and has a great outlook to the rear.

To the first floor are 4 bedrooms ( the master bedroom has an ensuite shower room ) and a family bathroom.

To the lower floor is an office space with utility area and a great family room that



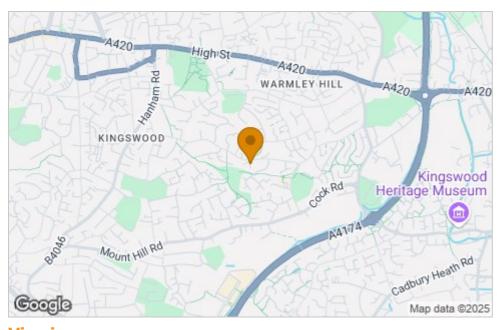




#### **Floor Plan**



### **Area Map**



#### **Viewing**

Please contact our House + Co Property (Sales) Office on 0117 907 0020 if you wish to arrange a viewing appointment for this property or require further information.

### **Energy Efficiency Graph**

| Energy Efficiency Rating   |                        |          |
|--|------------------------|----------|
| Lifeldy Lifelier Rating  |                        |          |
|  | Current                | Potentia |
| Very energy efficient - lower running costs  |                        |          |
| (92 plus) <b>A</b>   |                        |          |
| (81-91) B  |                        | 82       |
| (69-80)  | 66                     |          |
| (55-68)  | 00                     |          |
| (39-54)  |                        |          |
| (21-38)  |                        |          |
| (1-20) G   |                        |          |
| Not energy efficient - higher running costs  |                        |          |
|  | EU Directiv            |          |
|  | 2002/91/E              |          |
| England & wales  | 2002/91/E              |          |
| England & wales  | 2002/91/E              | c        |
| England & wales  | 2002/91/E              | c        |
| England & Wales  Environmental Impact (CO <sub>2</sub> ) Rat   | 2002/91/E              | c        |
| England & Wales  Environmental Impact (CO <sub>2</sub> ) Rat  Very environmentally friendly - lower CO2 emission (92 plus) A   | 2002/91/E              | c        |
| England & Wales  Environmental Impact (CO <sub>2</sub> ) Rat  Very environmentally friendly - lower CO2 emission (92 plus) A  (81-91)  | 2002/91/E              | c        |
| England & Wales  Environmental Impact (CO <sub>2</sub> ) Rat  Very environmentally friendly - lower CO2 emission (92 plus) A   | 2002/91/E              | c        |
| England & Wales  Environmental Impact (CO <sub>2</sub> ) Rat  Very environmentally friendly - lower CO2 emission (92 plus) A  (81-91)  | 2002/91/E              | c        |
| England & Wales  Environmental Impact (CO <sub>2</sub> ) Rat  Very environmentally friendly - lower CO2 emission (92 plus) A  (81-91) B  (69-80) C                               | 2002/91/E              | c        |
| England & Wales  Environmental Impact (CO <sub>2</sub> ) Rat  Very environmentally friendly - lower CO2 emission (92 plus) A  (81-91) B  (69-80) C  (55-68) D                    | 2002/91/E              | c        |
| England & Wales Environmental Impact (CO <sub>2</sub> ) Rat  Very environmentally friendly - lower CO2 emission (92 plus) A  (81-91) B  (69-80) C  (55-68) D  (39-54)            | 2002/91/E              | c        |
| England & Wales  Environmental Impact (CO <sub>2</sub> ) Rat  Very environmentally friendly - lower CO <sub>2</sub> emission (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E | 2002/91/E:ing  Current |          |

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