

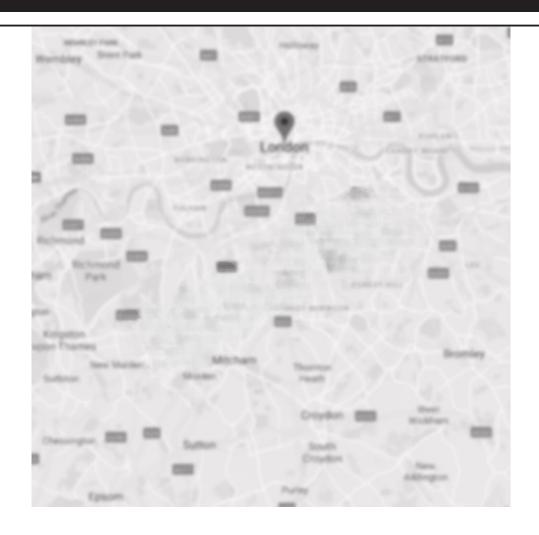






Property Description: A two bedroom end terraced cottage situated on a quiet no through road off London Road. There are local amenities within short walking distance including Aldi supermarket, food outlets, B&Q and The Harraby Inn. There are regular bus services on London Road. Also within walking distance is local large employer Two Sisters Food Group. The property briefly comprises: modern fitted kitchen with range cooker, spacious living room with gas fire, double bedroom with ornamental fire grate, single bedroom, and bathroom with shower over bath. Outside are low maintenance front and rear paved yards with the front providing off street parking if required. Cas central heating. Double glazing. No pets.







LANDLORD/HOME OWNER GAS SAFETY RECORD

Report Ref No: 45C

2565835

This inspection is for gas safety purposes only to comply with the Gas Safety (Installation and Use) Regulations. Flues have been inspected visually and checked for satisfactory evacuation of products of combustion. A detailed internal inspection of the flue integrity, construction and lining has NOT been carried out.

MMENTS OR OBSERVATION	4 Approved Audible CO Alarms Fitted & Located Correctly**: Yes No N/A Alarms in Date:	GIVE DETAILS OF ANY FAULTS 2 3	Gas Installation Satisfactory Visual Yes No Inspection:	5	2 Kitchen Bungamatar C 3 Livinginain inser divingfame to		APPI JANGE DETAILS	Postcode: CA 1270	Address: 13 HOGILL CAS	y: Salma	REGISTERED BUSINESS DETAILS Reg No: しべてごう 4-6
NEXT GAS SAFETY CHECK DUE BEFORE: 2717 74- Signed:	Date: Yes No N/A Testing of CO Alarms Satisfactory: Yes No		For appliances not owned by the landlord the recorded 'Appliance Safe to Use' response is based on a satisfactory Visual Yes No Emergency Control Yes No Satisfactory Gas Yes Inghtness Test:		Balis & 2 20 1ES MA WA 10006 0008	Type OF/RS/FL heat input OF/RS/FL kW/h or Btu/h Yes/No/NA Safety Spillage pellet flue flow test	Postcode: el:		Carriste	Address: & 10 CRANGE RC	INSPECTION/INSTALLATION ADDRESS Name & Title:
SUED BY (GAS ENGINEER) Signed: CSSC Issue Date: 27 - 7 - 2 3 RECEIVED BY (Delete as applicable) Tenant/Agent/Landlord/Home Owner at time of v	N/A Smoke/Heat Alarms	RECTIFICATION WORK CARRIED OUT NOTICE ISSUED YES/NO/NA	No Equipotential Bonding Satisfacts		1/ES Pass 1/ES 1/ES 1/ES 1/ES 1/ES 1/ES 1/ES 1/ES	Satisfactory Flue visual Adequate Landiord's Inspected Visual Serviced Check Ves/No Pass/Fail/Na Yes/No	Number of appliances tested:	Postcode: Tel:		Address:	LANDLORD (OR AGENT) NAME & ADDRESS (if applicable) Name & Title:

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