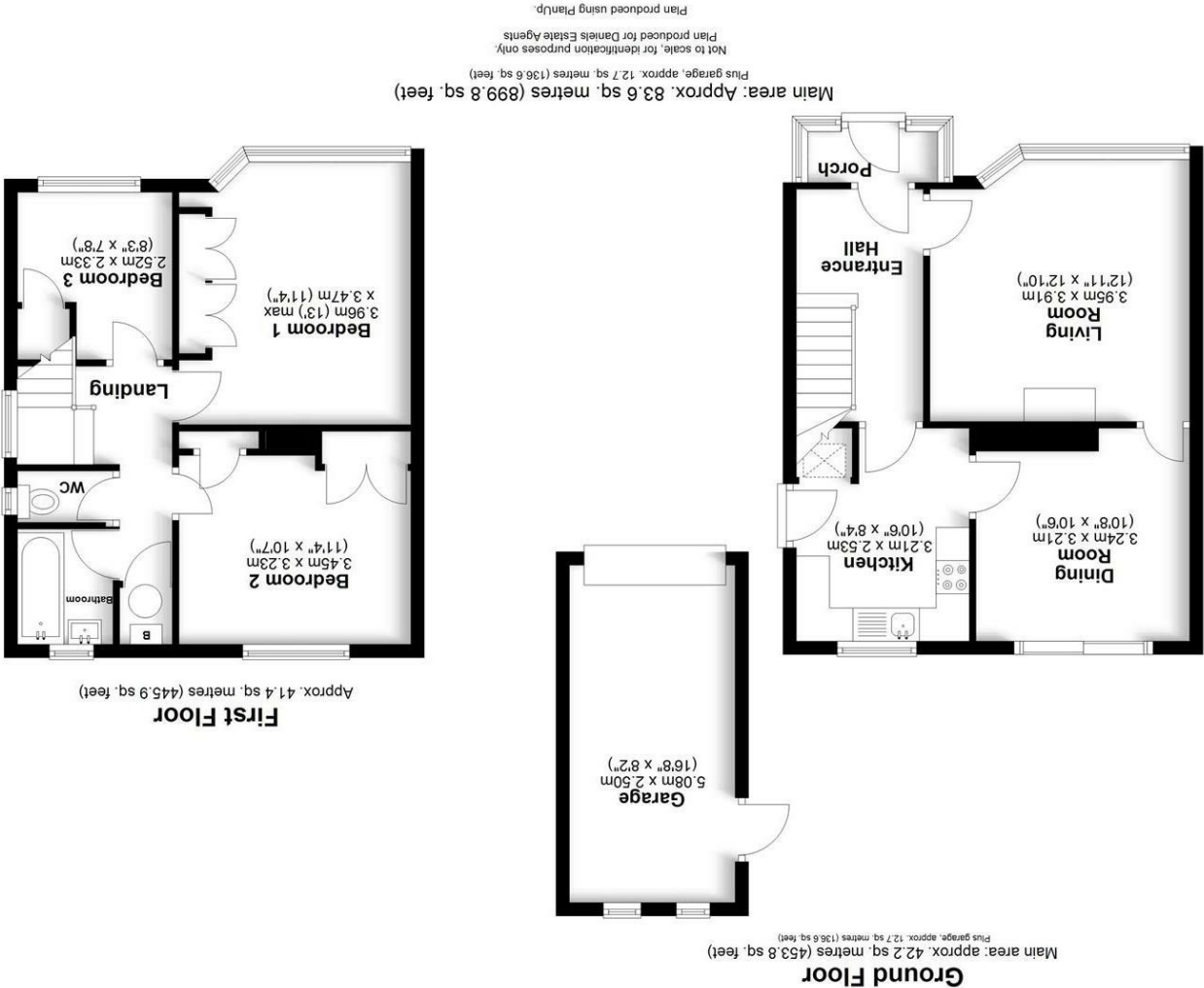


Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Not energy efficient - higher running costs
		Very energy efficient - lower running costs
Energy Efficiency Rating		
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Energy Efficiency Rating		





Porch

A half brick, half double glazed porch with UPVC front door and further door leading to entrance hallway.

Hallway

Stairs leading to first floor. Double glazed window to side and rear under stairs storage. Doors leading to:-

Living Room

Double glazed window to front. Coved ceiling. Radiator. Brick feature fireplace. Door to:-

Dining Room

Double glazed patio doors to rear. Coved ceiling. Radiator. Door to:-

Kitchen

A range of wall and base units with roll top work surfaces. Stainless steel sink unit with tiled splash backs integrated electric oven and hob with extractor over. Integrated dish washer and washer/dryer. Space for free standing fridge/freezer. Double glazed door to side and window to rear.

Landing

Access to loft. Airing cupboard housing Worcester gas boiler and water tank. Doors to:

Master Bedroom

Double glazed window to front. Coved ceiling. Radiator. A range of fitted wardrobes.

Bedroom Two

Double glazed window to rear. Coved ceiling. Radiator. Built in wardrobes.

Bedroom Three

Double glazed window to front. Coved ceiling. Radiator.

Bathroom

Double glazed window to rear. Wash hand basin. Bath tub. Radiator. Part tiled walls and vinyl flooring.

Separate WC

Double glazed window to side. Low level WC. Part tiled walls and vinyl flooring.

Rear Garden

A generous size south facing garden mainly laid to lawn with fencing and hedging to boundaries.

Front Garden

A small well maintained front garden area mainly laid to lawn with well stoked borders and retaining brick wall to front.

Driveway

A block paved driveway providing parking for 2/3 cars.

Garage

Up and over door to front and further door to side.

