



HEMMINGS HOMES

OFFERS OVER

£245,000

Camellia Drive

Wishaw, ML2 0FF



TOTAL: 1271 sq. ft, 118 m²
 Ground floor: 758 sq. ft, 70 m², 1st floor: 513 sq. ft, 48 m²
 EXCLUDED AREAS: WALLS: 111 sq. ft, 10 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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Energy Efficiency Rating		Current	Potential
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			
Scotland		71	78
		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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