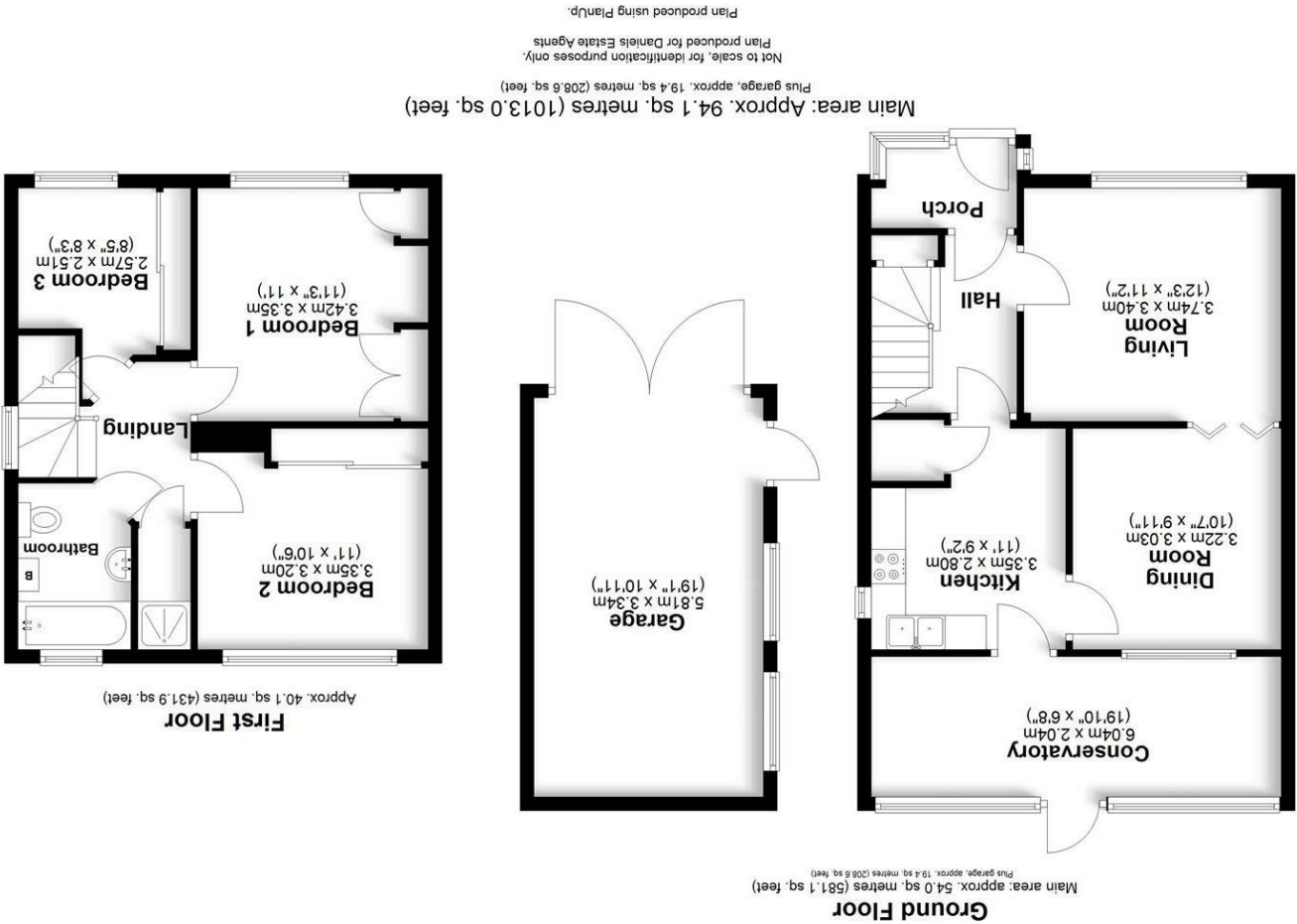


Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Not environmentally friendly - higher CO ₂ emissions
		Very energy efficient - lower running costs
Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Not energy efficient - higher running costs
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Environmental Impact (CO ₂) Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Not environmentally friendly - higher CO ₂ emissions
		Very environmentally friendly - lower CO ₂ emissions
Environmental Impact (CO ₂) Rating		





Entrance Porch

Double glazed UPVC window and front door. Further door leading to entrance hall.

Hallway

Radiator. Stairs to first floor. Doors leading to:

Living Room

Double glazed windows to front. Radiator. Electric feature fire. Opening on to:

Dining Room

Double glazed window to rear. Radiator. Door to:

Kitchen

Door and window to rear plus additional window to side. A range of wall and base units with roll top work surfaces. Stainless steel sink with mixer tap and tiled splash backs. Integrated gas hob and electric oven. Space for washing machine, tumble dryer and fridge/freezer. Additional under stairs storage cupboard housing consumer unit.

Conservatory

A part brick built glazed conservatory with door leading to garden. Radiator.

Landing

Double glazed window to side. Coat cupboard. Access to part boarded loft.

Bedroom One

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

Bedroom Two

Double glazed window to rear. Radiator. A range of fitted wardrobes.

Bedroom Three

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

Bathroom

Double glazed window to rear. Bath. Pedestal wash hand basin. Low level WC. Part tiled walls and tiled floor. Radiator. Wall mounted Vaillant Gas boiler.

Separate Shower

A separate shower cubicle accessed from the hallway.

Driveway

Providing off street parking for 2-3 vehicles.

Garage

Double doors to front and personal door to side with additional windows.

Garden

A south/east facing garden mainly laid to lawn with fencing to boundaries. A hard standing including shed and green house. Gate leading to an additional parcel of land owned by UK Power Networks offering a licence of use.

