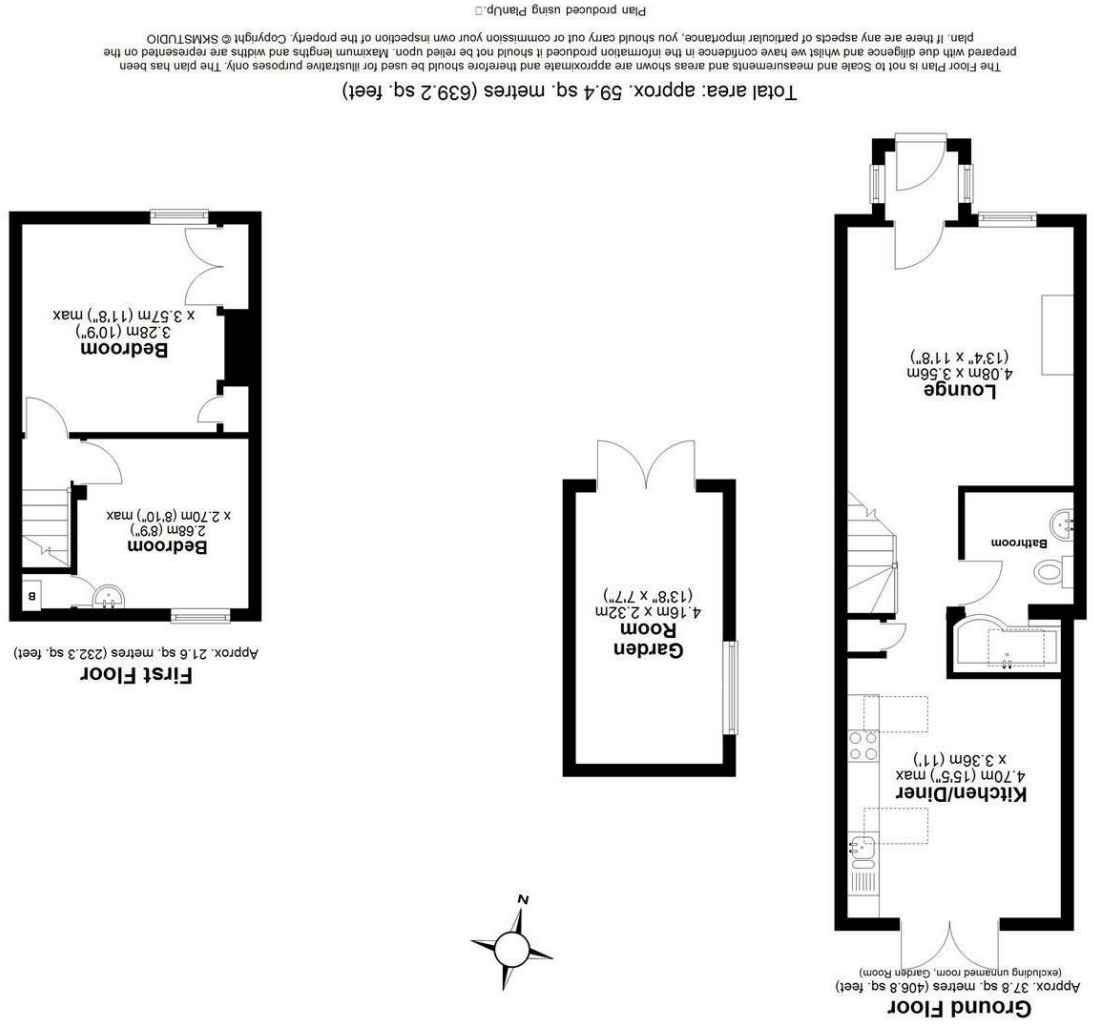


Energy Efficiency Rating	
Potential	89
Current	71
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
(92 plus) A	(81-91) B
(69-80) C	(55-68) D
(39-54) E	(21-38) F
(1-20) G	(1-20) G

Environmental Impact (CO ₂) Rating	
Potential	
Current	
England & Wales EU Directive 2002/91/EC Not environmentally friendly - higher CO ₂ emissions Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	(81-91) B
(69-80) C	(55-68) D
(39-54) E	(21-38) F
(1-20) G	(1-20) G





Entrance Lobby

UPVC double glazed front door and two double glazed windows to side.

Lounge

Built-in cupboards housing domestic meters. Fitted log burner. Radiator. Wooden flooring. Wall mounted central heating thermostat.

Kitchen/Diner

Fitted with a range of wall and base mounted units with under unit lighting. Stainless steel oven with induction hob over. Extractor hood. Two Velux roof lights. UPVC double glazed French doors to rear garden. Space and plumbing for washing machine. Integrated dish washer. Tiled floor.

Bathroom

Suite in white comprising: Low level WC. Wall hung wash hand basin. P shaped bath with shower over. Feature glass blocks providing natural light. Extractor fan. Fully tiled.

Bedroom One

Doble glazed window to front. Radiator.

Bedroom Two

Double glazed window to rear. Feature exposed brick wall. Pedestal wash hand basin with vanity cupboard below. Cupboard housing gas boiler. Radiator.

Garden Room

Light and power. Fitted air conditioning unit. Separate useful storage area.

Rear Garden

Laid to lawn with fencing to boundaries. Patio area and flagstone pathway. Storage shed and further wood store.

Front

Gravel off street parking and flagstone pathway to front door. Raised flower beds.

