





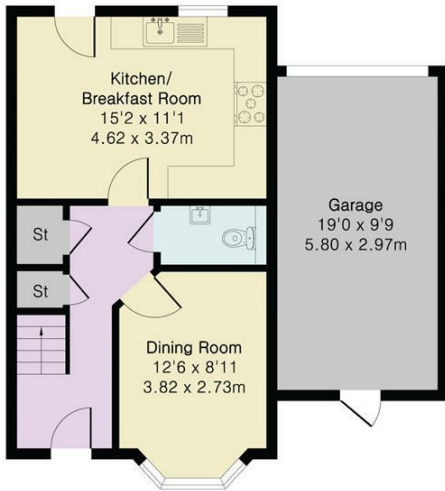
**Approximate Gross Internal Area 1398 sq ft - 130 sq m
(Excluding Garage)**

Ground Floor Area 406 sq ft – 38 sq m

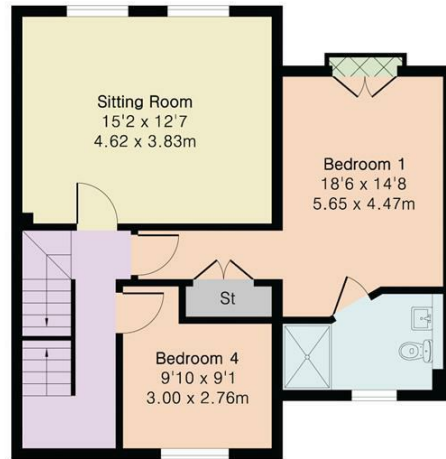
First Floor Area 595 sq ft – 55 sq m

Second Floor Area 397 sq ft – 37 sq m

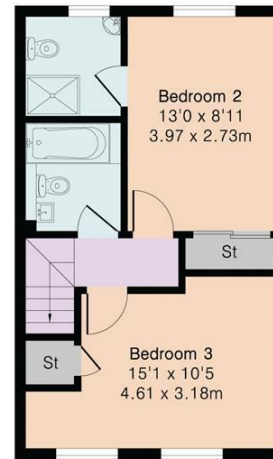
Garage Area 185 sq ft – 17 sq m



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 