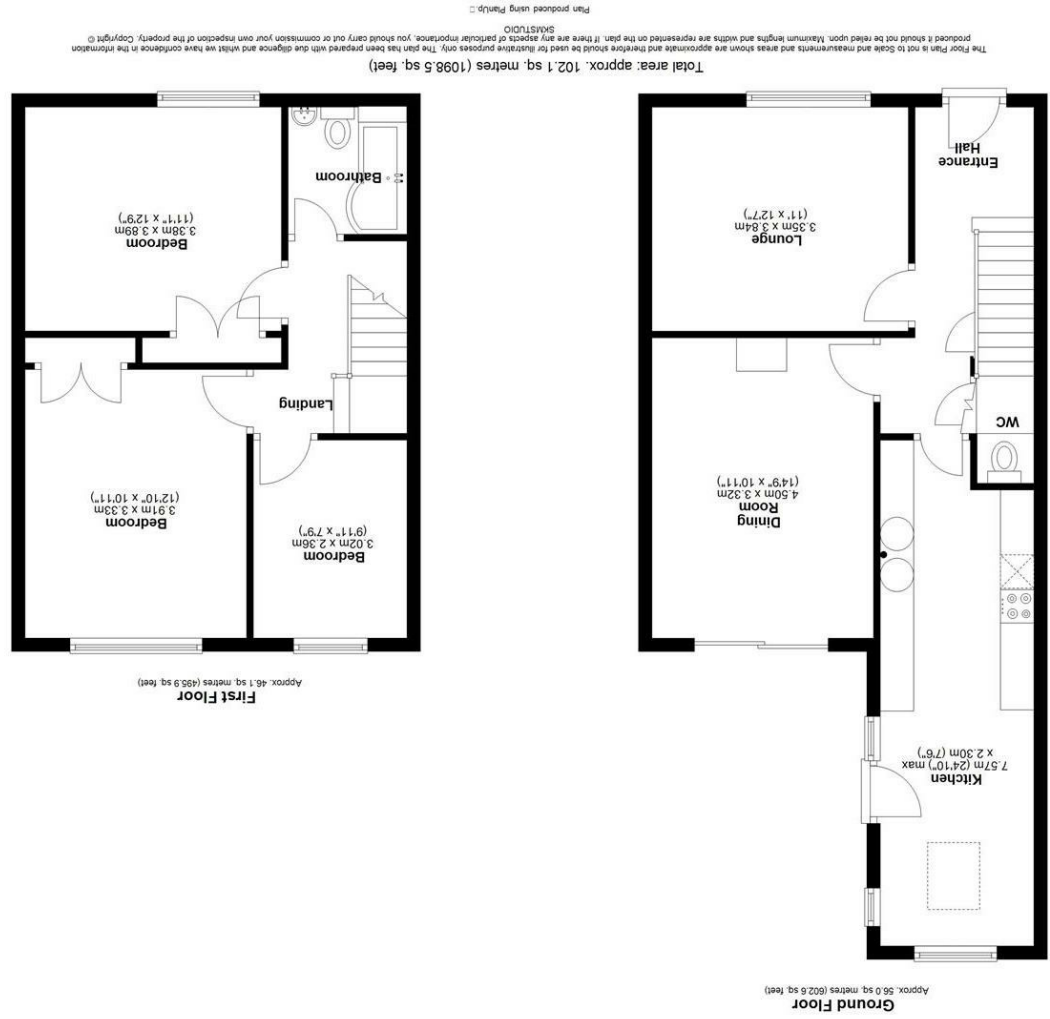


England & Wales		EU Directive 2002/91/EC
	Very environmentally friendly - lower CO ₂ emissions	79 Current
	(92 plus) A	
	(81-91) B	
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
Not environmentally friendly - higher CO ₂ emissions	80 Potential	
(1-20) G		

Environmental Impact (CO₂) Rating

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

Energy Efficiency Rating





Entrance Hallway

UPVC double glazed front door. LVT flooring. Newly carpeted stairs to first floor. Under stairs storage cupboard housing domestic meters. Doors to:

Cloakroom

Low level WC. Pedestal wash hand basin. Radiator.

Living Room

Double glazed window to front. Newly carpeted. Radiator.

Dining Room

Double glazed patio doors to rear. Radiator.

Kitchen/Breakfast Room

UPVC door to side. Two double glazed windows to side and further window to rear. Fitted with a range of wall and base mounted units. AEG stainless steel oven with matching four ring AEG gas hob. Stainless steel chimney style extractor. Integrated fridge freezer. Integrated washing machine and dishwasher. Twin stainless steel sink units with swan neck mixer tap over. Cupboard housing Baxi gas boiler. Velux roof light.

Landing

Access to insulated loft space. Doors to:

Bedroom One

Double glazed window to front. Built-in wardrobe cupboard.

Bedroom Two

Double glazed window to rear. Built-in wardrobe cupboard. Radiator.

Bedroom Three

Double glazed window to rear. Radiator.

Bathroom

Frosted double glazed window to front. Suite in white comprising paneled corner fill bath with thermostatic shower over. Pedestal wash hand basin. Low level WC. Chrome ladder style radiator. Downlighters. Tiled floor.

Rear Garden

Patio area. Laid mainly to lawn with fencing to boundaries. Storage shed.

Front

Block paving to front with parking for 1 to 2 cars. Shrub borders to boundaries.

