



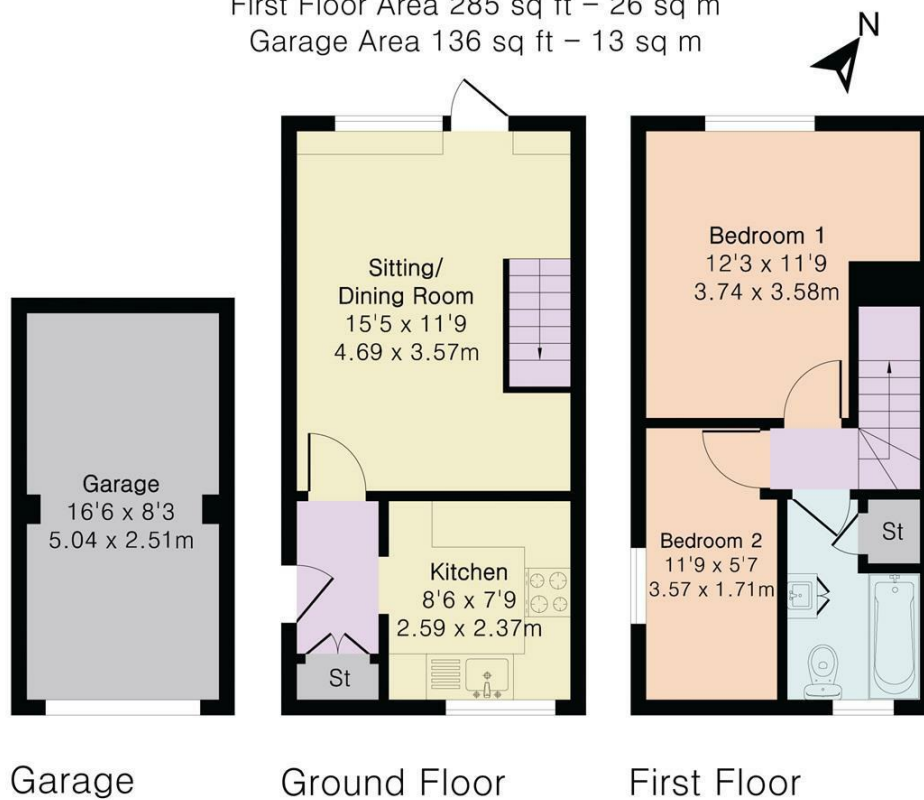


**Approximate Gross Internal Area 570 sq ft - 52 sq m
(Excluding Garage)**

Ground Floor Area 285 sq ft – 26 sq m

First Floor Area 285 sq ft – 26 sq m

Garage Area 136 sq ft – 13 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	72	
(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 	

