

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

**Environmental Impact (CO<sub>2</sub>) Rating**

England & Wales	
EU Directive 2002/91/EC	
Potential	Very energy efficient - lower running costs
Current	Not energy efficient - higher running costs
	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
	49
	70

**Energy Efficiency Rating**





**Entrance Hall**

Steps leading up to front door. A hard wood stained glass front the door and window. Coved ceiling. Radiator. Stairs to first floor. Under stairs storage. Doors to:-

**Living Room**

Bay window to front. Cast iron fireplace. Coved ceiling. Radiator. Wood flooring.

**Dining Room**

Window to rear. Cast iron fireplace. Radiator.

**Kitchen/Diner**

Windows to side and rear with further door to side and double patio doors to rear. A range of base units. Intergrated electric hob and oven. Space and plumbing for washing machine, dishwasher and fridge/freezer. Tiled flooring. Pantry and further cupboard under the stairs.

**Landing**

Access to substantial loft (with scope for loft conversion) housing Gas combination boiler. Linen cupboard and storage cupboard. Doors to:-

**Master Bedroom**

Bay window to front with replacement hardwood double glazed windows. Cast iron fireplace. Built-in wardrobes. Radiator. Original floor boards.

**Bedroom Two**

Sash window to rear and door. Built-in wardrobe. Cast iron fireplace. Radiator. Wood effect flooring.

**Bedroom Three**

Sash window to rear. Cast iron fireplace. Radiator. Wood effect flooring.

**Bathroom**

Sash window and further stained glass window to side. Cast iron fireplace. Cupboard. Roll top bath with mixer tap and shower attachment. Pedestal wash hand basin. WC and bidet. Original floor boards. Radiator.

**Garden**

A generous size garden mainly laid to lawn with fencing to boundaries. Two patio areas. Gate providing side access. Well stocked flower beds. External water tap.

**Parking**

On street residents' parking.

