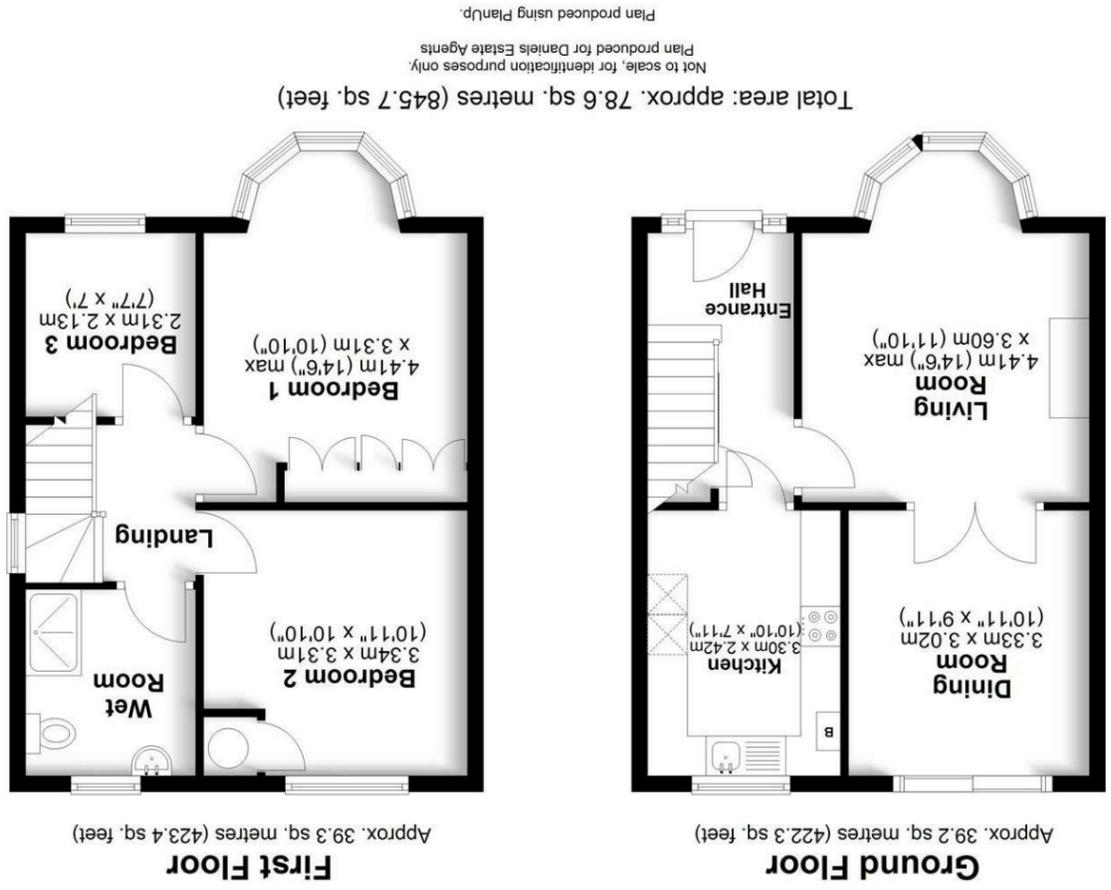


England & Wales		EU Directive 2002/91/EC
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A	
	(81-91) B	
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
Not environmentally friendly - higher CO ₂ emissions	(1-20) G	
Current		Potential

Environmental Impact (CO₂) Rating

England & Wales		EU Directive 2002/91/EC
Very energy efficient - lower running costs	(92 plus) A	
	(81-91) B	
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
Not energy efficient - higher running costs	(1-20) G	
Current	45	Potential

Energy Efficiency Rating





Entrance Hall

A hardwood leaded light front door and windows to side. Stairs to first floor. Radiator. Storage cupboard. Doors leading to:

Living Room

Double glazed bay window to front. Coved ceiling. Feature fire place. Radiator. Double doors leading to:

Dining Room

Double glazed patio doors to rear. Coved ceiling. Radiator.

Kitchen

Double glazed window to rear. A range of wall and base mounted units with roll top work surfaces. Inset stainless steel sink with mixer tap and tiled splash back. Integrated electric hob with extractor fan, double oven and microwave, free standing fridge/freezer and space for washing machine. Wall mounted gas boiler.

Landing

Double glazed window to side. Doors to:-

Master Bedroom

Double glazed bay window to front. Coved ceiling. Radiator. A range of fitted wardrobes.

Bedroom Two

Double glazed window to rear. Radiator. Airing cupboard.

Bedroom Three

Double glazed window to front. Radiator. Access to loft.

Bathroom

A fully tiled wet room with shower enclosure. Pedestal wash hand basin. WC. Radiator. Extractor fan. Double glazed window to rear.

Garden

Approximately 120 feet in depth. Mainly laid to lawn with fencing to all boundaries. Patio area. External tap. Access to front from both side.

Front Garden & Driveway

Driveway providing of street parking space. A small well maintained front garden area.

