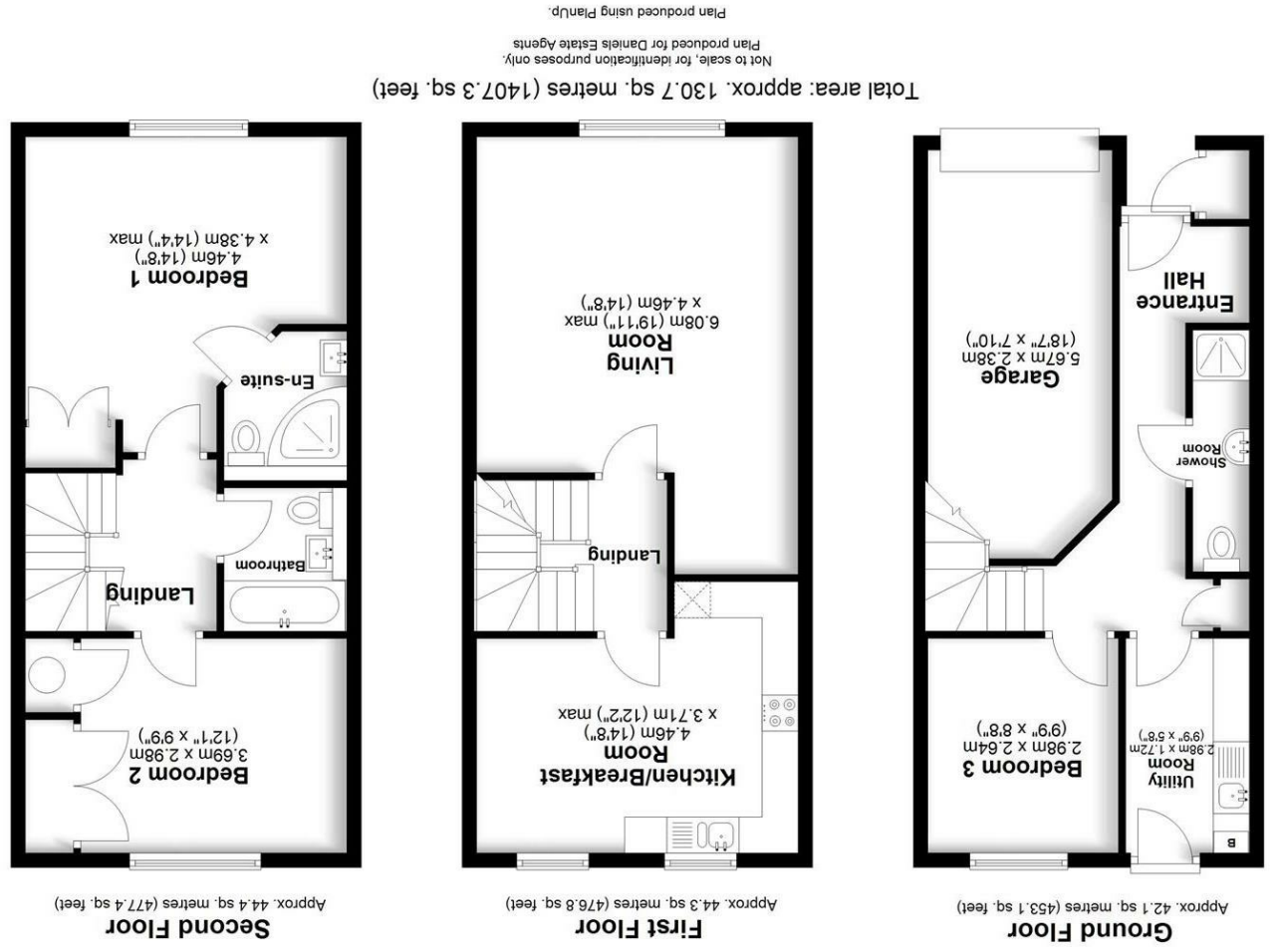


England & Wales		EU Directive 2002/91/EC
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A	
	(81-91) B	
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
Not environmentally friendly - higher CO ₂ emissions	(1-20) G	
Potential		
Current		

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	
Potential		
Current	71	
	78	

Energy Efficiency Rating





Entrance Hall

A part glazed UPVC front door. Coved ceiling. Tiled flooring. Storage cupboard. Stairs to first floor.

Shower Room

Shower cubicle with Triton shower. Wash hand basin. WC. Radiator. Tiled flooring. Extractor fan. Electric under floor heating.

Utility Room

Double glazed door to rear. A range of base units with roll top work surfaces. Inset stainless steel sink unit with mixer tap. Space and plumbing for washing machine and under counter freezer. Radiator. Extractor fan. Tiled flooring.

Bedroom Three

Double glazed window to rear. Coved ceiling. Radiator. Laminate flooring.

First Floor Landing

Stairs to second floor. Radiator. Coved ceiling. Doors to:-

Kitchen

A well fitted kitchen with a range of wall and base mounted units with roll top work surfaces. Inset stainless steel sink unit with mixer tap. Tiled splash backs. Integrated 4 ring gas hob with electric oven and extractor fan over. Integrated dish washer and space for fridge/freezer. Radiator. Laminate flooring. Down lighters. Nest heating controller.

Living Room

Floor to ceiling double glazed window to front. Coved ceiling. Wood flooring. Gas feature fire place. Radiators.

Second Floor Landing

Doors to:-

Master Bedroom

Double glazed window to front. Radiator. Laminate flooring. Built in wardrobe. Door to:-

En Suite

A refitted fully tiled luxury shower room comprising: Glazed corner shower cubical. Wash hand basin with mixer tap. WC. Extractor fan. Down lighters. Chrome heated towel rail. Electric under floor heating.

Bedroom Two

Floor to ceiling double glazed window to rear. Radiator. Laminate flooring. Built in wardrobe and airing cupboard. Access to part boarded loft.

Family Bathroom

A refitted fully tiled luxury bathroom comprising: Bath tub with side fill mixer tap plus detachable shower wand. Vanity wash hand basin with mixer tap. WC. Extractor fan. Down lighters. Chrome heated towel rail. Electric under floor heating.

Garden

A fully landscaped rear garden with fencing to all boundaries and gate for rear access. Patio area and partway to rear surrounded by well established plants, trees and shrubbery.

Garage

An integral single garage with up and over door to front with power and light.

Parking

Two allocated off street parking spaces.

