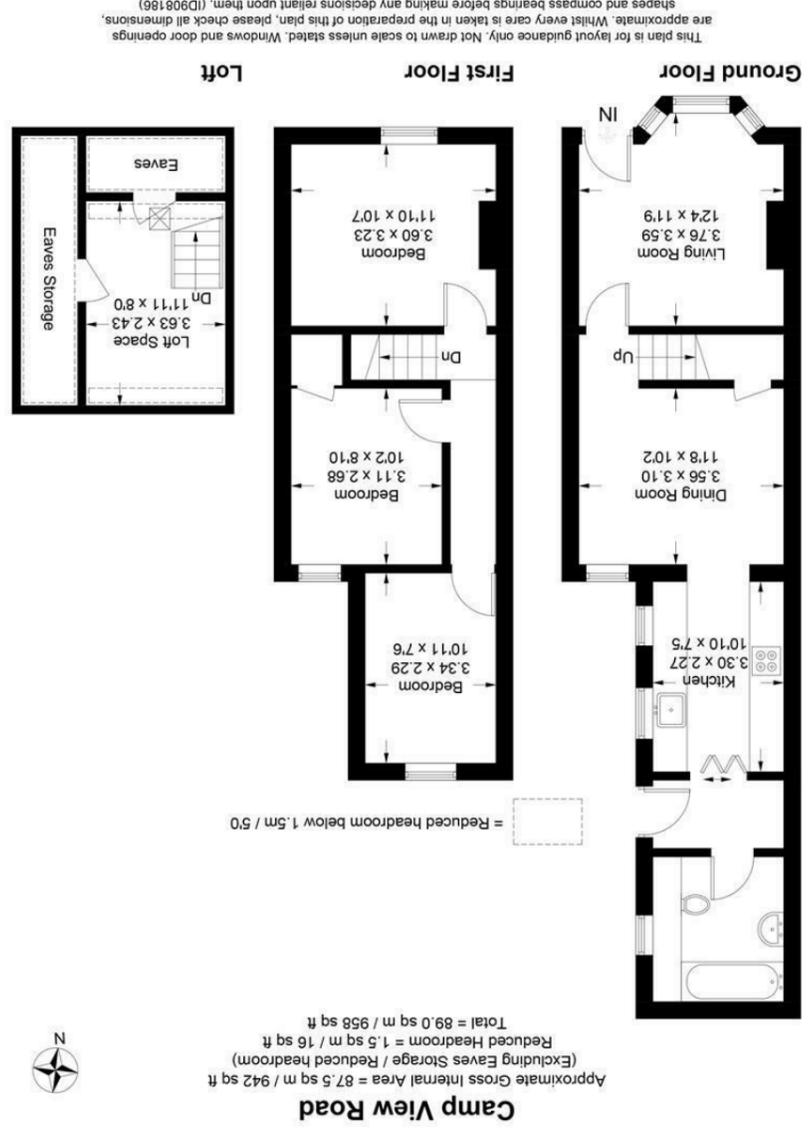


England & Wales		EU Directive 2002/91/EC
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A	
	(81-91) B	
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
Not environmentally friendly - higher CO ₂ emissions	(1-20) G	
Potential	Current	

Environmental Impact (CO₂) Rating

England & Wales		EU Directive 2002/91/EC
Very energy efficient - lower running costs	(81-91) B	
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
	(1-20) G	
Not energy efficient - higher running costs	(92 plus) A	
Potential	Current	86

Energy Efficiency Rating





Living Room

A part glazed UPVC window to front. Double glazed bay window to front. Chimney breast. Radiator. Wood flooring.

Dining Room

Double glazed window to rear. Radiator. Wood flooring. Opening onto:-

Kitchen

A range of base units with wood effect work surface over. Inset ceramic sink with mixer tap and tiled splash backs. Integrated double oven with gas hob and extractor fan over. Separate under counter fridge and freezer. Wall mounted Gas combination boiler. Double glazed windows to side. Down lighters. Tiled flooring. Door to:-

Utility Area

Double glazed door to garden. Plumbing for washing machine and dryer. Door to:-

Bathroom

A white bathroom suite comprising:- Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Part tiled walls and tiled flooring. Double glazed window to side.

Master Bedroom

Double glazed window to front. Cast iron feature fire place. Radiator. Wood flooring.

Bedroom Two

Double glazed window to rear. Radiator. Wood flooring. Drop down ladder loft hatch providing access to loft area.

Bedroom Three

Double glazed window to rear. Radiator. Wood flooring.

Loft Area

Accessed via drop down ladder. Velux window to rear. Radiator. Eaves storage.

Courtyard Garden

A south facing low maintenance fully paved patio rear garden with fencing to all boundaries. External lighting and cold water tap.

Parking

On street residents parking available.

EPC rating band D

Council Tax band D

