

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

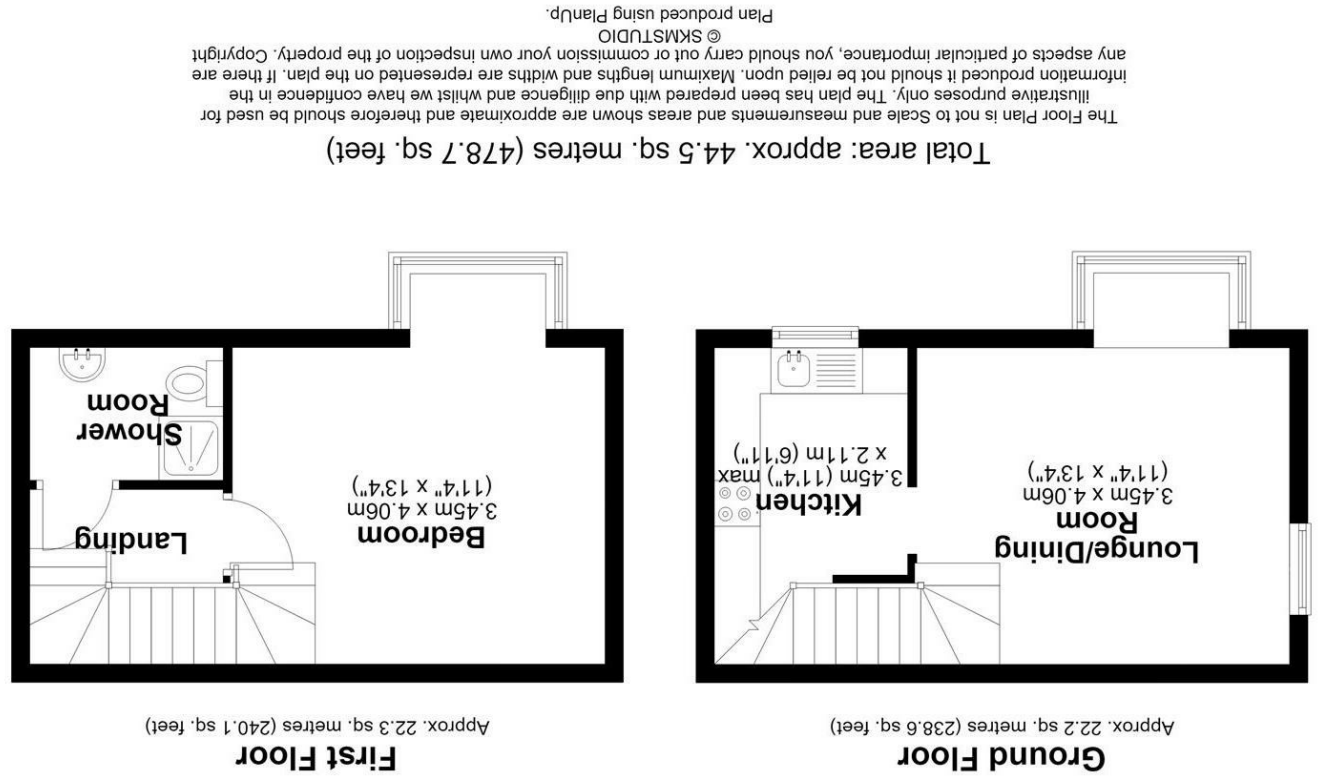
**Environmental Impact (CO<sub>2</sub>) Rating**

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

**Energy Efficiency Rating**

89

71





A well presented one bedroom cluster house with allocated parking offered for sale chain free and located within a quarter of a mile of the mainline station with the City centre and all its amenities close at hand. The property offers good sized accommodation over two floors with a private garden area and in our opinion would make an ideal first time purchase or investment.

**Entrance**

Composite front door leading to:-

**Living Room**

Double glazed bay window to front and further window to side. Stairs to first floor. Radiator. Opening onto the kitchen.

**Kitchen**

A range of wall and base mounted units with roll top work surfaces. Inset stainless steel sink. Tiled splash backs. Integrated oven and gas hob. Space for fridge/freezer. Plumbing for washing machine. Wall mounted gas boiler. Double glazed window to front.

**Landing**

Access to loft

**Bedroom**

Double glazed bay window to front. Radiator.

**Shower Room**

Shower cubicle. Pedestal wash hand basin. Low level WC. Tiled walls and floor. Double glazed window to front. Heated towel rail. Extractor fan.

**Parking**

Off street allocated parking space.

**Garden**

A small private well maintained front garden area.

