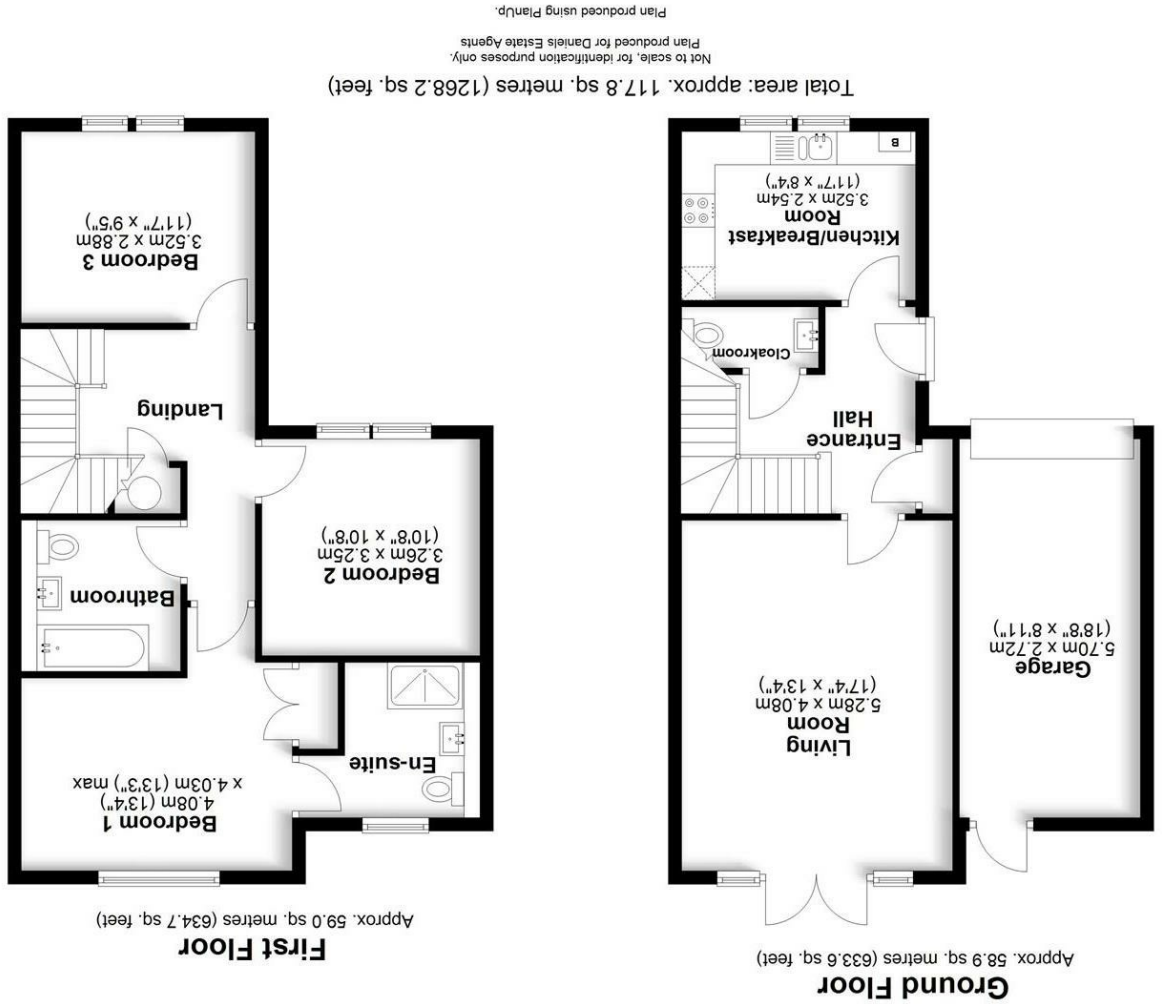


England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Potential	Current	Potential	Current
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>		<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	
Environmental Impact (CO <sub>2</sub> ) Rating		Energy Efficiency Rating	
		<p>70</p> <p>76</p>	





**Entrance**

A part glazed hard wood front door. Coved ceiling. Radiator. Cupboard housing consumer unit. Further under stairs cupboard.

**Cloak Room**

Wash hand basin and WC. Down lighters. Extractor fan. Radiator.

**Kitchen**

Double glazed windows to front. A range of wall and base units with roll top work surfaces. Stainless steel sink with mixer tap and tiled splash backs. Integrated gas hob with electric double oven. Integrated fridge/freezer and washing machine. Radiator. A brand new Vaillant gas boiler.

**Living Room**

Double glazed windows and patio doors to rear. Radiators. Coved ceiling.

**Landing**

Double glazed window to side. Airing cupboard housing hot water system. Coved ceiling. A access to loft. Radiator.

**Master Bedroom**

Double glazed window to rear. Coved ceiling. Radiator. Built in wardrobe. Door to:-

**En-Suite**

Double shower cubicle with wash hand basin and WC. Double glazed window to rear. Extractor fan and down lighters.

**Bedroom Two**

Double glazed window to front. Coved ceiling. Radiator.

**Bedroom Three**

Double glazed window to front. Coved ceiling. Radiator.

**Family Bathroom**

Bath with mixer tap and shower attachment. Wash hand basin and WC. Radiator. Extractor fan and down lighters.

**Garden**

A good size garden with pathway leading to front.

**Garage**

Up and over garage door to front and further door to rear.

**Parking**

Two allocated parking spaces.

