

England & Wales		EU Directive 2002/91/EC
Potential		
Current		

Very environmentally friendly - lower CO2 emissions

Not environmentally friendly - higher CO2 emissions

England & Wales		EU Directive 2002/91/EC
Potential		
Current	87	70

Very energy efficient - lower running costs

Not energy efficient - higher running costs

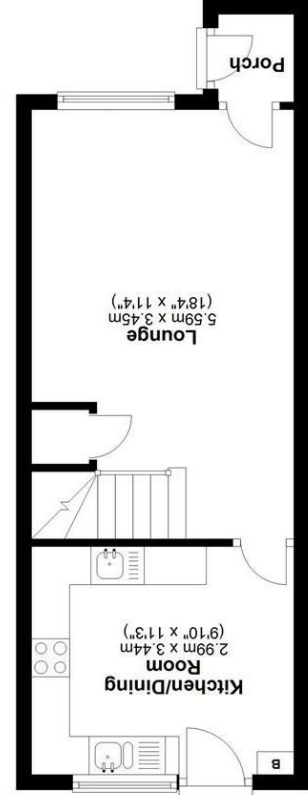
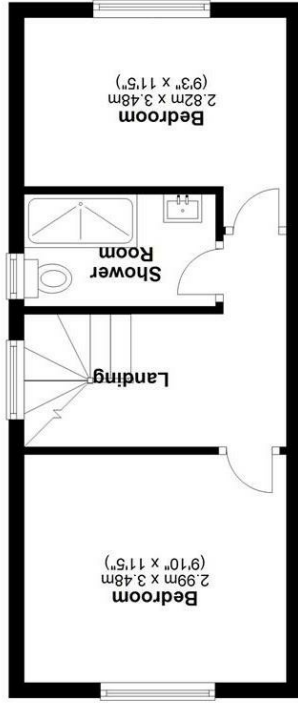
Energy Efficiency Rating

Environmental Impact (CO2) Rating

Total area: approx. 61.2 sq. metres (658.7 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO

Plan produced using Planipr.





Entrance Hall

A part glazed UPVC front door and further door leading to living room.

Living Room

Double glazed windows to front. Coved ceiling. Cupboard under stairs. Stairs to first floor. Radiator. Door to:

Kitchen

Double glazed window and door to rear. A well fitted modern kitchen with a range of wall and base units with work tops over. Inset stainless steel sink unit with mixer tap and tiled splash back. Integrated electric oven with ceramic hob and extractor fan. Space for fridge/freezer, dishwasher and washing machine. Wall mounted Vaillant gas boiler. Vinyl flooring.

Landing

Double glazed window to side. Airing cupboard housing hot water cylinder. Access to loft storage space.

Master Bedroom

Double glazed window to rear. Coved ceiling. Radiator.

Bedroom Two

Double glazed window to front. Coved ceiling. Radiator.

Showroom

Double glazed window to side. A walk-in shower cubicle. Vanity wash hand basin. WC. Fully tiled walls and vinyl flooring. Down lighters. Heated towel rail.

Garden

A beautifully well maintained garden with patio and lawn area. Well stocked flower bed borders with fencing to boundaries and gate to side providing access to front. Outside water tap and lighting.

Parking

Off street allocated parking space to the front of the property.

Front

A well stocked flower bed and external store cupboard.

