

EU Directive 2002/91/EC

England & Wales

Potential	Current	Not environmentally friendly - higher CO2 emissions
		(1-20) G
		(21-38) F
		(39-54) E
		(55-68) D
		(69-80) C
		(81-91) B
		(92 plus) A
		Very environmentally friendly - lower CO2 emissions

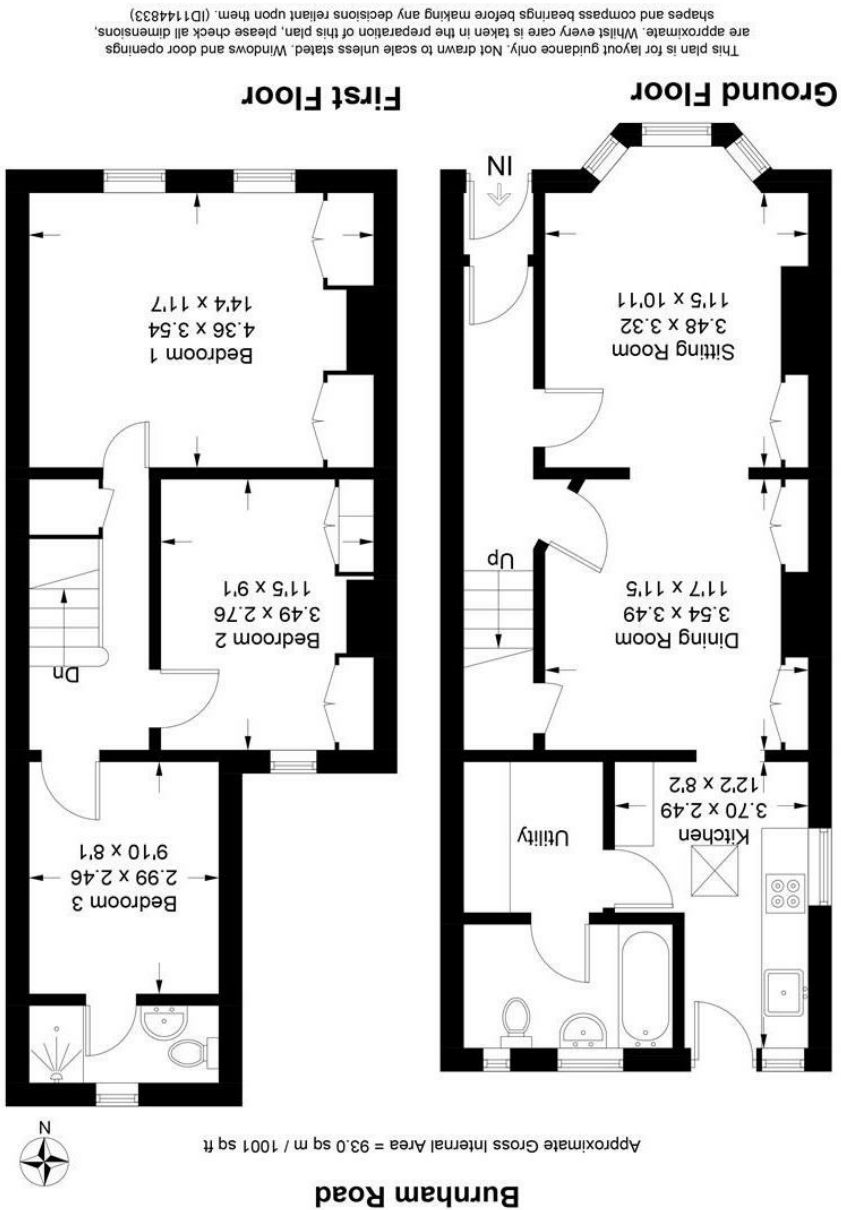
Environmental Impact (CO₂) Rating

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

Energy Efficiency Rating





Entrance lobby

Double glazed door to:

Entrance hallway

Stairs to first floor. Central heating thermostat. Cupboard housing electric meter and fuse board. Stripped doors to:

Reception room

Double glazed bay window to front. Radiator. Built-in cupboards and display shelving. Fitted gas fire. Radiator. Laminate flooring. Archway to:

Reception room

Under stairs storage cupboard. Laminate flooring. Radiator. Opening to:

Kitchen

Fitted with a range of wall and base mounted units with wooden work surfaces over. Inset single drainer stainless steel sink unit with mixer taps over. Breakfast bar. Built in stainless steel oven with matching four ring Bosch gas hob. Frosted window to side with fitted extractor. Roof light. Wall mounted Ideal gas combination boiler. Tiled floor. Radiator. Space for upright fridge freezer. Door to rear garden. Further door and window to:

Utility room

Fitted with a range of wall and base mounted units. Space and plumbing for washing machine. Tiled floor. Stripped door to:

Bathroom

Frosted double glazed windows to rear. Suite in white. Paneled bath with mixer taps with hand held shower attachment. Further thermostatic shower. Low level WC. Pedestal wash hand basin. Ladder style heated towel rail. Tiled floor.

Landing

Access to insulated loft space. Useful cupboard. Stripped doors to:

Bedroom one

Two double glazed windows to front. Feature fire place. Built-in wardrobe cupboards. Radiator.

Bedroom two

Double glazed window to rear. Radiator.

Bedroom three

Radiator.

Shower room

Double glazed window to rear. Glazed shower cubicle. Wash hand basin. Low level WC. Ladder style heated towel rail.

Garden

Approximately 80 feet in depth and laid mainly to lawn. Fencing to boundaries. Gated access to front via side. Storage shed.

