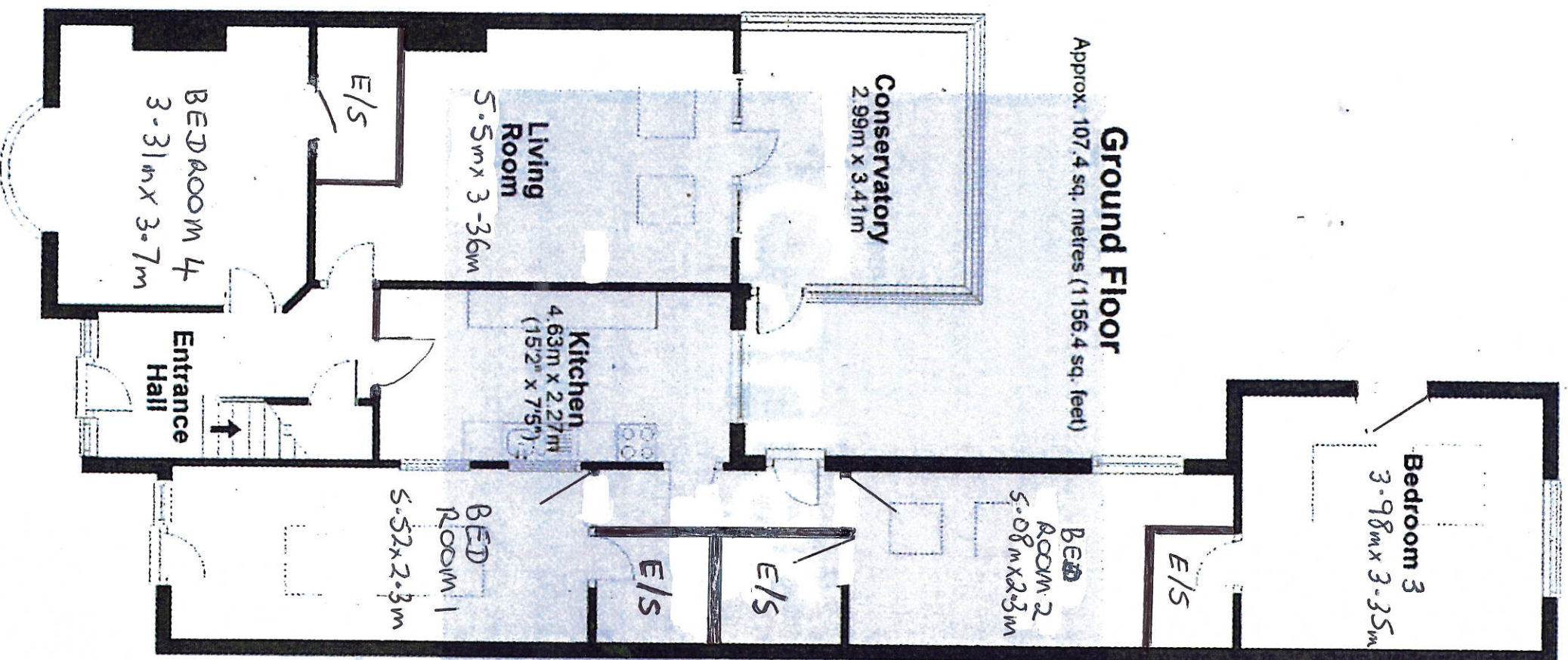


Energy Efficiency Rating		EPC	
Very energy efficient - lower running costs	Current Rating	Current Potential	Very energy efficient - lower running costs
A 92-100			Very energy efficient - lower running costs
B 81-91			Very energy efficient - lower running costs
C 69-80			Very energy efficient - lower running costs
D 55-68			Very energy efficient - lower running costs
E 49-54			Very energy efficient - lower running costs
F 39-48			Very energy efficient - lower running costs
G 1-38			Very energy efficient - lower running costs
Very energy efficient - lower running costs		Very energy efficient - lower running costs	Very energy efficient - lower running costs
England, Scotland & Wales		England, Scotland & Wales	England, Scotland & Wales

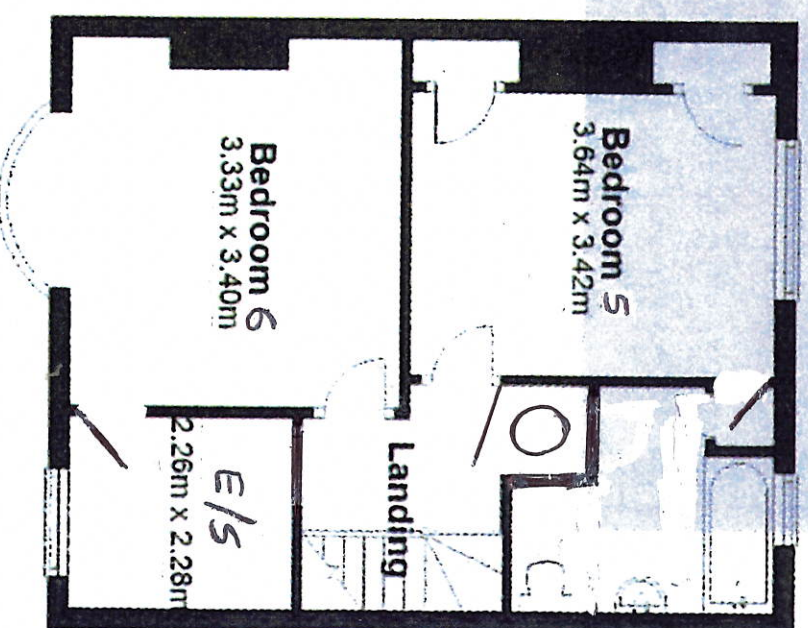
Ground Floor

Approx. 107.4 sq. metres (1156.4 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.0 sq. feet)



Total area: approx. 148.4 sq. metres (1597.3 sq. feet)

1:75 @ A3