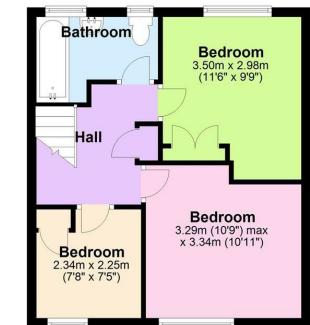




Ground Floor
Approx. 33.4 sq. metres (359.5 sq. feet)



First Floor
Approx. 36.8 sq. metres (398.6 sq. feet)



Total area: approx. 70.2 sq. metres (756.1 sq. feet)

The measurements given are approximate and are for illustration only. They should not be relied on for valuation.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	85	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/81/EC	EU Directive 2002/81/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	83	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/81/EC	EU Directive 2002/81/EC