



- \* Four Bedroom Semi Detached House
- \* Popular Residential Area
- \* High Ceilings Throughout
- \* Character Features
- \* Front Garden & Rear Yard





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	23	25
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	22	24
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales EU Directive 2002/91/EC		

Four bedroom semi detached family home with a stunning entrance hall, high ceilings throughout & character features. Short distance to south road restaurants and marina.

#### Ground floor:

Entrance hall -  
 Lounge - 14'7 x 17'5  
 Dining room - 11'2 x 11'9  
 Rear lounge - 10'5 x 15'0  
 Kitchen - 11'7 x 8'4

#### First floor:

Bedroom one - 12'7 x 15'0  
 Bedroom two - 10'5 x 17'5  
 Bedroom three - 7'7 x 11'11  
 Bedroom four - 9'0 x 9'10  
 Bathroom - 11'7 x 8'4

#### Exterior:

Front garden  
 Rear yard

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