



- \* Three Bedroom Semi Detached House
- \* Extended to Side & Rear
- \* Front & Rear Garden
- \* Drive for One Car
- \* Gas Central Heating
- \* Double Glazed





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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	66	83
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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	64	84
England, Scotland & Wales EU Directive 2002/91/EC		

Accommodation briefly comprises of:

Ground floor:

Entrance hall with stairs to first floor - 6'3 x 6'1

Open plan kitchen / diner with french doors to rear garden - 24'1 x 14'8

Lounge with a wooden burner - 10'5 x 7'8

First floor:

Bedroom one - fitted wardrobe - 12'0 x 10'4

Bedroom two - fitted wardrobe - 10'0 x 9'6

Bedroom three - 6'4 x 7'4

Fully fitted bathroom - 6'3 x 5'7

Exterior:

Outhouse utility

Front & rear garden

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