



- * Three Bedroom Semi Detached House
- * Two Reception Rooms
- * Front & Rear Gradens
 - * Double Glazed
- * Gas Central Heating





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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

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Accommodation Briefly Comprises Of:

Ground Floor:

Entrance Hallway
Lounge
Second Reception Room
Fitted Kitchen

First Floor:

Bedroom One
Bedroom Two
Bedroom Three
Fitted Bathroom

Exterior:

Front and Rear Gardens
Driveway
Out Door Buildings

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.