





- \* Three Bedroom Ground Floor Flat
- \* Garden Flat
- \* Drive
- \* C/H
- \* D/G
- \* Kitchen





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>		74
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b> 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>		76
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC 		

Accommodation briefly comprises of:

Ground floor:

Communal entrance  
Hall  
Lounge - 13'0 x 16'0  
Bedroom one - 12'9 x 13'0  
Bedroom two - 8'0 x 10'0  
Bedroom three - 11'0 x 11'0  
Kitchen - 10'4 x 10'4  
Bathroom - 10'0 x 7'5

Exterior:

Private garden

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