



- \* Three Bedrooms
- \* Gas Central Heating
  - \* Double Glazed
- \* Two Reception Rooms
  - \* Requires updating





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		
<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>		
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Three / Four bedrooms, mid terraced house, with a small front garden & rear courtyard / garden. The accommodation requires updating but offers potential.

Accommodation briefly comprises of:

Ground Floor:

Entrance hall

Lounge - front - 14'1 x 11'4

Sitting / dining room - rear - 16'0 x 11'9

Kitchen - 12'1 x 5'5

First floor:

Bedroom one - front - 13'9 x 11'6

Potential bedroom four - small room of main bedroom - was original fourth bedroom

Bedroom two - rear - 12'5 x 11'1

Bathroom - 9'1 x 5'3

Second floor:

Bedroom three - 17'11 x 12'5

Exterior:

Small garden - front

Rear courtyard / garden

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