



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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	84
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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	51	83
England, Scotland & Wales EU Directive 2002/91/EC 		

Accommodation briefly comprises of:

Ground floor:

Entrance hall with stairs to first floor - 15'7 x 3'8

Fitted kitchen / diner - 15'1 x 15'4

Utility room with W/C

Lounge - 15'3 x 13'0

First floor:

Bathroom With separate bath & shower - 7'0 x 7'9

Bedroom one - 13'2 x 13'0

Bedroom two - 7'2 x 10'0

Bedroom three - 12'1 x 8'0

Exterior:

Rear yard

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