



- * Three Bedroom Terraced House
 - * Double Glazed
 - * Loft Conversion
- * Open Plan Kitchen / Diner
 - * Conservatory
- * Well Presented Throughout





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	56	
(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		76
(55-68) D		
(39-54) E	49	
(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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Three bedroom mid terraced house, well presented throughout. The property benefits from a loft conversion and an open plan kitchen / diner.

Accommodation briefly comprises of:

Ground floor:

Entrance hall
Lounge - 14'2 x 10'6
Kitchen / diner - 15'3 x 11'7
Conservatory

First floor:

Bedroom one - 12'3 x 9'0
Bedroom two - 8'8 x 8'2
Bathroom - 5'4 x 6'2

Second floor:

Bedroom Three - 14'3 x 13'8

Exterior:

Front & rear gardens

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.