



- Five bedroom three storey Town house
- Master bedroom has En suite and Juliet balcony
- Centrally heated
- Double glazed
- Rear garden
- Driveway





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	85
(69-80) C		
(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	87	87
(69-80) C		
(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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Five bedroom three storey Town house in a corner position.

Accommodation briefly comprises of:

Ground Floor:

Entrance Hall - 7.5 x 11.2

Lounge with French Doors to the Rear Garden - 16.3 x 10.9

Ground floor W/C - 6.2 x 4.1

Kitchen - 19.6 x 8.8

First Floor:

Bedroom One - 10.3 x 8.9

Bedroom Two - 12.2 x 9.0

Bedroom Three - 16.3 x 9.9

Bathroom - 5.9 x 8.6

Second Floor:

Bedroom Four - 9.5 x 16.3

Bedroom Five with Juliet balcony - 16.3 x 13.9

En Suite and Juliet balcony - 5.7 x 7.1

Exterior:

Rear Garden

Driveway

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.