



- * Two Bedroom Mid Terraced House
- * Two Reception Rooms
- * Four Piece Bathroom Suite
 - * Double Glazed
- * Gas Centrally Heated
- * Victorian Feature Fireplace





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(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		85
(69-80) C		
(55-68) D	63	
(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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Two bedroom mid terraced house, the property benefits from two reception rooms and victorian features. The victorian home has an east facing rear garden.

Accommodation briefly comprises of:

Ground floor:

Vestibule

Entrance hall

Lounge - Bay window - 12'9" x 10'7"

Sitting room - 13'4" x 8'5"

Fitted Kitchen - 10'3" x 8'5"

First floor:

Bedroom one - 14'3" x 12'2"

Bedroom two - 11'6" x 8'9"

Bathroom - 10'2" x 8'4"

Exterior:

Front garden

Stoned courtyard

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.