



- * Three Bedroom Mid Terraced House
- * Driveway
- * Front & Rear Gardens
- * Gas Centrally Heated
- * 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		
	73	87
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		
	72	85
England, Scotland & Wales EU Directive 2002/91/EC		

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Three bedroom mid terraced house, property benefits from front & rear gardens. This property is gas centrally heated & double glazed throughout.

Accommodation briefly comprises of:

Ground floor:

Entrance hall

Lounge - 11'2" x 9'4"

Kitchen - 10'1" x 8'6"

Utility room - 6'2" x 7'0"

First floor:

Bedroom one - 10'2" x 9'8"

Bedroom two - 9'8" x 8'7"

Bedroom three - 9'0" x 7'8"

Bathroom - 7'8" x 7'2"

Exterior:

Front & rear gardens

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.