

EU Directive
2002/91/EC

England, Scotland & Wales

Very energy efficient - lower running costs	A	(92+)
	B	(81-91)
	C	(69-80)
	D	(55-68)
	E	(39-54)
	F	(21-38)
Not energy efficient - higher running costs	G	(1-20)

61

70

Current

Potential

Energy Efficiency Rating

781 sq. ft. (72.5 sq.m.) approx.

GROUND FLOOR

781 sq. ft. (72.5 sq.m.) approx.

TOTAL FLOOR AREA - 781 sq. ft. (72.5 sq.m.) approx.

Conservatory

Dining Area

Kitchen

Shower Room

Hallway

Bedroom

Bedroom

Bedroom

Wardrobe

Lounge





FRONTAGE

Via drop kerb from roadside to crazy paved driveway area with slate bordered front garden. Brick retaining boundary wall. Side entrance door into hallway.

HALLWAY

Ceiling light point. Wall mounted panelled radiator. Wood effect vinyl flooring laid throughout.

LOUNGE/DINER

20' 9" maximum - narrowing to 14' 4" x 10'11" maximum. Smooth plastered coved ceiling with two ceiling light points, two wall mounted light points. Centred brick fireplace with Gas fire inset. Wall mounted panelled radiator. Double glazed sliding patio door to garden. Wood effect vinyl flooring laid throughout.

KITCHEN

10' 5" x 9' 10" (3.17m x 3.00m) UPVC double glazed window to side aspect. Coved ceiling. Access to loft. Ceiling light point. Range of wall mounted and base level kitchen cabinet & drawer units with stainless steel one and a half bowl sink unit with mixer tap and drainer. Four ring Electric hob and integral Electric oven & grill. Space for under counter appliances. Tiled splashbacks and ceramic tiled flooring. Wall mounted Worcester boiler. UPVC double glazed door to conservatory.

CONSERVATORY

9' 8" x 5' 10" (2.95m x 1.78m) UPVC double glazed windows and patio doors to garden. Sloping semi-translucent poly carbonate roof. Wall mounted light point. Tiled flooring laid throughout.

BEDROOM ONE

12' 11" x 11' 11" (3.94m x 3.63m) UPVC double glazed window to front aspect. Smooth plastered coved ceiling with ceiling light point. Built in fitted wardrobes. Wall mounted panelled radiator. Carpet laid throughout.

BEDROOM TWO

10' 4" x 9' 4" (3.15m x 2.84m) UPVC double glazed window to front aspect. Smooth plastered coved ceiling with ceiling light point. Wall mounted panelled radiator.

BEDROOM THREE

8' 10" x 8' 6" (2.69m x 2.59m) UPVC double glazed window to side aspect. Ceiling light point. Wall mounted panelled radiator. Built in airing cupboard housing emersion cylinder and gas meter, additional overhead storage cupboard.

SHOWER ROOM

7' 7" x 5' 6" (2.31m x 1.68m) Obscure UPVC double glazed window and additional single glazed window to side aspect. Ceiling light point. Ceramic tiled walls to three aspects. Chrome heated towel rail. Suite comprises of a walk in shower enclosure with thermostatic Electric shower inset. Pedestal wash basin and close coupled WC. Wood effect vinyl flooring laid throughout.

SOUTH FACING GARDEN

Mixture of brick wall and timber fenced boundaries. Mainly lawned with crazy paved patio area to one end. Side garden area leading to timber shed and access to garage via courtesy door. Garden gate to front driveway.

GARAGE

Up and over door from front. Courtesy door to side providing access from garden. Power and lighting connected.

