



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> | 70                      | 74        |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

### Key Features

- ✓ Conveniently situated for easy access to railway station and town centre
- ✓ Modern Detached House
- ✓ Three Bedrooms.
- ✓ Attached Annexe suitable for a variety of uses
- ✓ Upvc double glazing and gas central heating
- ✓ Easily maintained enclosed garden.

Masefield Avenue  
Council Tax: Band D

£375,000



✓ No Onward Chain.