





Entrance Hall
1.64m x 6.27m (5'4" x 20'6")

Lounge
3.65m x 3.61m (11'11" x 11'10")

Dining Room
3.13m x 3.62m (10'3" x 11'10")

Kitchen
2.66m x 2.95m (8'8" x 9'8")

Downstairs Shower Room
1.56m x 1.83m (5'1" x 6'0")

Cellar - Left
3.03m x 3.49m (9'11" x 11'5")

Cellar - Right
1.67m x 3.55m (5'5" x 11'7")

First Floor Landing
1.63m x 3.63m (5'4" x 11'10")

Bedroom One
4.27m x 3.62m (14'0" x 11'10")

Bedroom Two
3.12m x 3.63m (10'2" x 11'10")

Bedroom Three
2.67m x 2.97m (8'9" x 9'8")

Garden
80ft Rear Garden (approximate)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.