



## Property Description

AVAILABLE JULY 2024 Spacious home with accommodation comprising entrance hall, w/c, living/ dining kitchen on the ground floor, two double bedrooms and bathroom on the first floor and two double bedrooms and bathroom on the second floor. Outside is a enclosed yard and a off road parking space. This property offer excellent accommodation for a group of sharers, book to view now to avoid missing out.

The deposit required is £1,500

## Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Find an energy efficient home for your business needs			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Find an environmentally friendly home for your business needs			