



## Property Description

**BILLS INCLUDED!!** SPACIOUS DOUBLE rooms sharing a large shower room. The kitchen has 2 cookers, 2 kitchen sinks and 2 fridge freezers so ample facilities available. There is a communal lounge with FLAT SCREEN TV. A clean newly refurbished house share available for working professionals. Short walk in to town centre, bus routes and local amenities are on your doorstep. Tesco Express is 2 minute walk. CALL NOW to book a viewing!

The deposit required is £525

## 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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not an energy efficient - higher running costs			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not an environmentally friendly - higher CO <sub>2</sub> emissions			