



## Property Description

Four to five bedroom house and 3 bathrooms! Property has newly fitted carpets throughout and recently painted. Property comprises of kitchen, lounge, downstairs WC and large under stairs storage. To the first floor is the master bedroom with en-suite, a bathroom and a study. On the top floor there is a further three bedrooms and family bathroom. Back garden and parking for one car at the front of the house.

The deposit required is £1,350

## 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		
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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		
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