

#### Floor Plan

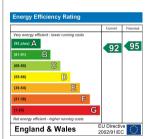
# **Bourne View, UB6 7QS**

Approx Gross Internal Area = 104.9 sq m / 1129 sq ft Shed = 23 sq m / 247 sq ft Total = 127.9 sq m / 1376 sq ft



- 6m Rear Extension
- 2 modern bathrooms with showers
- Extended, furnished kitchen
- Granite worktops, glass splashbacks
- Ground floor underfloor heating
- Landscaped garden with patio
- Outbuilding with office space
- Solar panels installed
- Off-street parking
- Excellent transport links

## **Energy Efficiency Graph**



	Current	Potentia
Very environmentally friendly - lower CO2 emissi	ons	
(92 plus) 🖄		
(81-91)		
(69-80) C		
(55-68) D		
(39-54)		
(21-38) F		
(1-20)	3	
Not environmentally friendly - higher CO2 emissis	ons	







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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