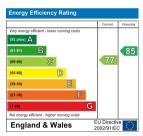


# **Floor Plan**



- No upper chain
- Four bedrooms
- Two modern bathrooms
- Loft conversion with ensuite
- Open plan kitchen / dining room
- 100ft rear garden
- Off-street parking x2
- Electric car charging point
- Under floor heating
- Air conditioning

## **Energy Efficiency Graph**



			_	Current	Poter
Very environmental	y friendly - la	wer CO2 emiss	ions		
(92 plus) 🛕					
(81-91)	3				
(69-80)	C				
(55-68)	D				
(39-54)		E			
(21-38)		F			
(1-20)		(	3		
Not environmentally	friendly - hig	her CO2 emiss	ions		







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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