





# Property Details

## Council Tax Band:

In summary the accommodation includes:

- Hall
- Lounge/Kitchen
- Bedroom 1
- Bedroom 2

Stairs from the hall lead to:

- Bedroom 3
- Bedroom 4
- Bedroom 5
- Shower Room 1
- Shower Room 2

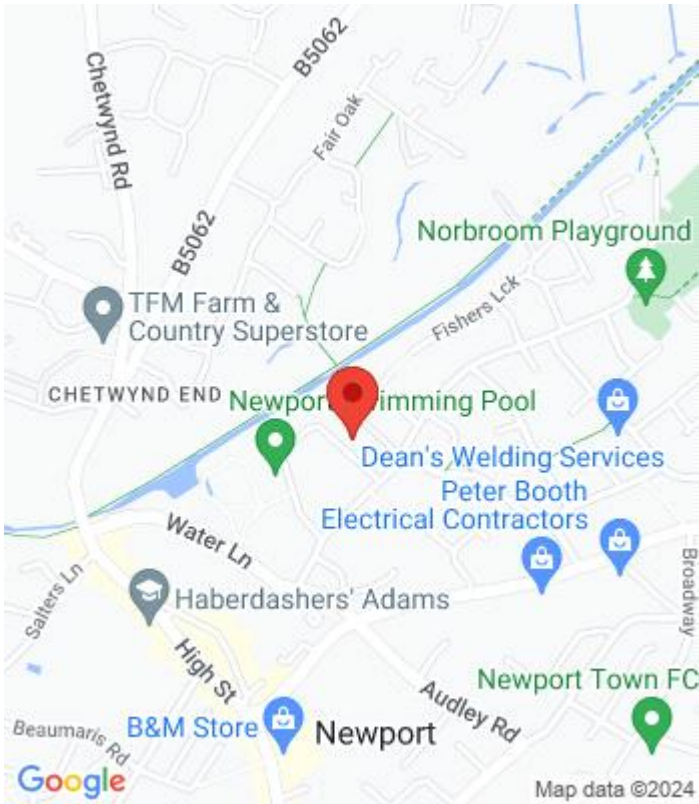
The property also benefits from double glazing & gas central heating. Outside the property offers the good off road parking and garden maintenance is included.

Deposit: £330

Holding Deposit: £412.50



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	<b>87</b>
(69-80) <b>C</b>		(69-80) <b>C</b>	<b>72</b>
(55-68) <b>D</b>	<b>73</b>	(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>)



Viewing by appointment only

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