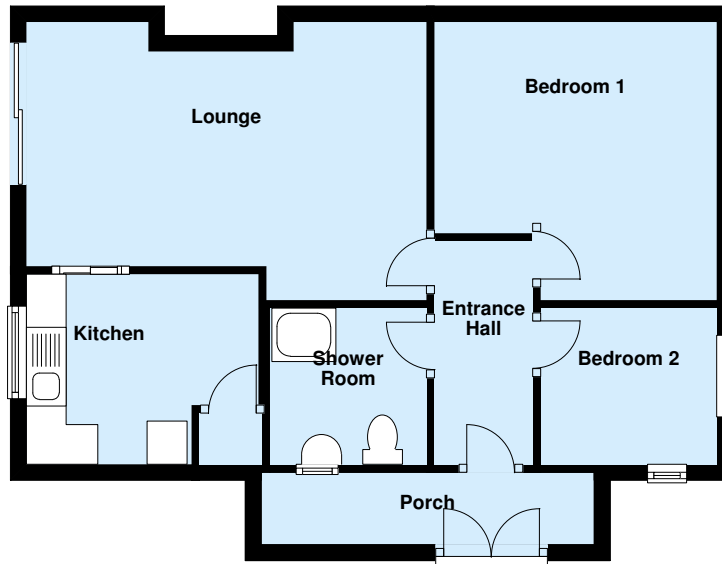





Ground Floor




Whilst every care is taken in the preparation of this plan, it is not drawn to scale. It is provided for illustration purposes and provides general guidance only.

Prospective purchasers should satisfy themselves with their own measurements and visual inspection to determine the suitability of the property prior to purchase. No responsibility is taken for any error or omissions.

| Energy Efficiency Rating | | |
|----------------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81 - 91) B | | |
| (69 - 80) C | | |
| (55 - 68) D | | |
| (39 - 54) E | 45 | 55 |
| (21 - 38) F | | |
| (1 - 20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

The energy efficiency rating is a measure of the

| Environmental Impact (CO ₂) Rating | | |
|-----------------------------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81 - 91) B | | |
| (69 - 80) C | | |
| (55 - 68) D | | |
| (39 - 54) E | 50 | 58 |
| (21 - 38) F | | |
| (1 - 20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

The environmental impact rating is a measure of the