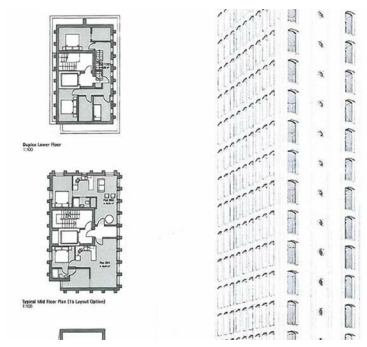
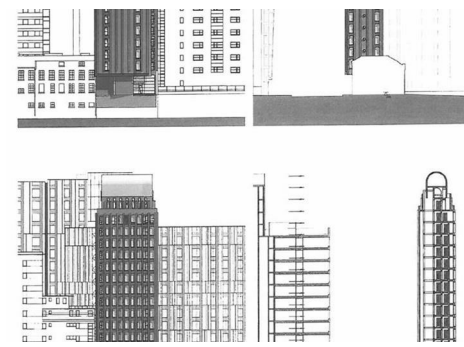
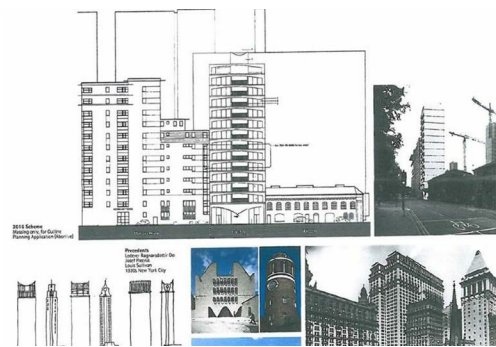
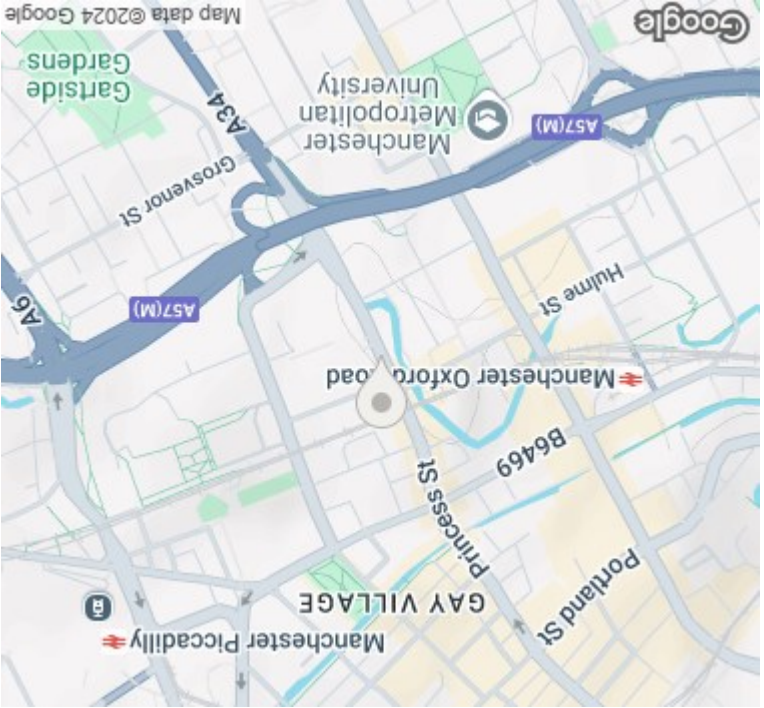


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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	(92 plus) A	Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
Energy efficient - lower running costs	(81-91) B	Environmentally friendly - lower CO ₂ emissions	(81-91) B
Decent	(69-80) C	Decent	(69-80) C
Not energy efficient - higher running costs	(55-68) D	Not environmentally friendly - higher CO ₂ emissions	(55-68) D
	(39-54) E		(39-54) E
	(21-38) F		(21-38) F
	(1-20) G		(1-20) G
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate. Tenure - To be confirmed with a solicitor at point of sale.

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