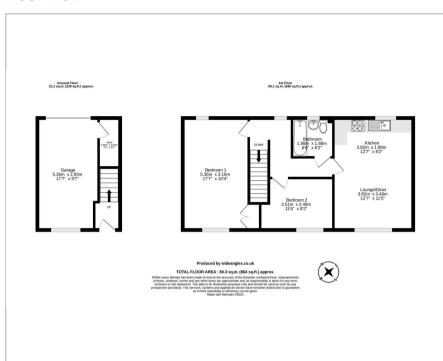






## Floor Plan



## **Accommodation**

- Rent £ 323.67 pcm approximately
- Service Charge £31.07 pcm approximately
- Rare opportunity to purchase a wonderful coach house
- 2 double bedrooms
- Family bathroom
- Open plan kitchen & living space
- Gas central heating
- Double glazed windows
- Integral garage & store
- Convenient location







## Area Map



## **Energy Efficiency Graph**

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

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.