

# Blandford Road

195,000



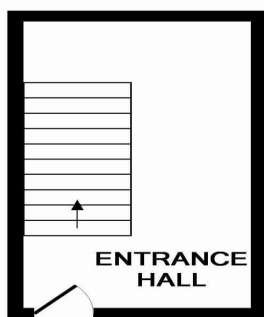
**A two bedroom first floor massionette in excellent condition. Offering a private rear garden approx 40ft .**

**The entrance hall located on the ground floor leads to private stairs to the flat. The first floor comprises two bedrooms a spacious modern fitted kitchen and bathroom with a three piece suite.**

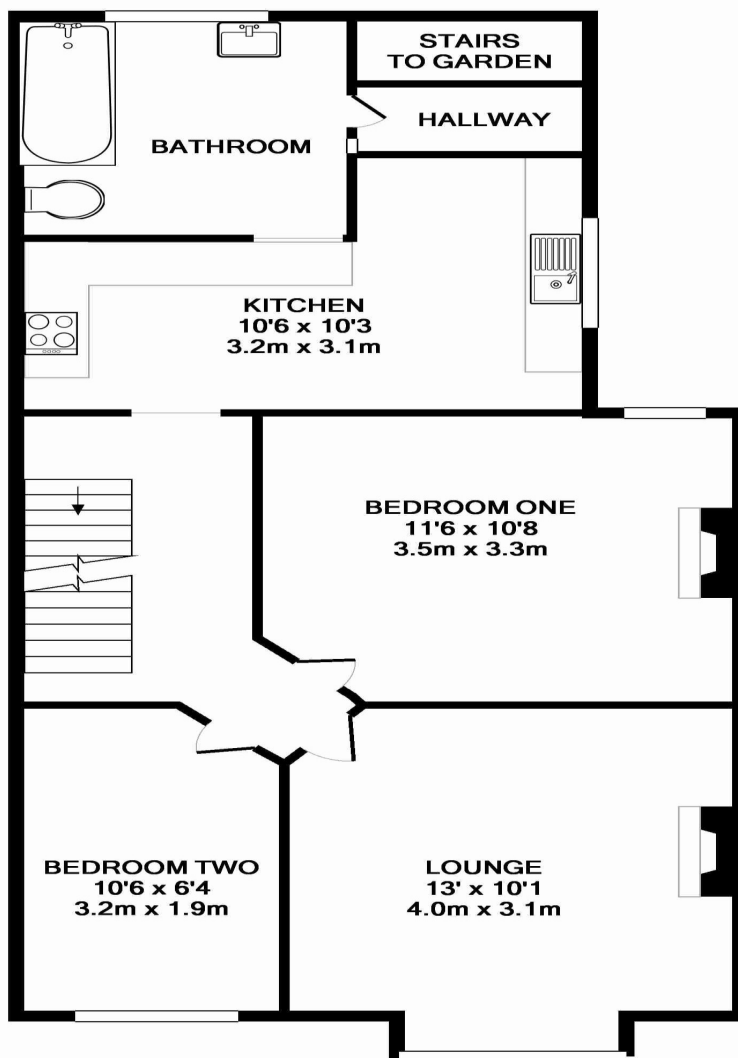
**Situated within easy reach of Clockhouse and Kenthouse stations and a short walk away from Avenue Road tram link.**



**Disclaimer: Please note these particulars whilst believe to be accurate are set out as guidelines only and do not constitute any part of an offer or contract.**



**GROUND FLOOR  
APPROX. FLOOR  
AREA 101 SQ.FT.  
(9.4 SQ.M.)**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (102-100) <b>A</b>	
(81-91) <b>B</b>		(91-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</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	
	76 79		73 76

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>) emissions. The higher the rating the less impact it has on the environment.

**1ST FLOOR  
APPROX. FLOOR  
AREA 937 SQ.FT.  
(87.1 SQ.M.)**

**TOTAL APPROX. FLOOR AREA 1038 SQ.FT. (96.4 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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