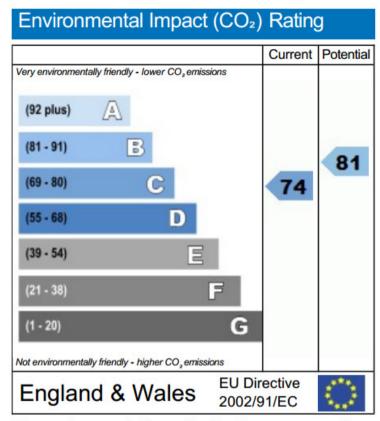
Energy Efficiency Rating Current Potential Very energy efficient - lower running costs (92 plus) В (81 - 91)83 76 (69 - 80)(55 - 68)E (39 - 54)(21 - 38)G (1 - 20)Not energy efficient - higher running costs **EU Directive** England & Wales 2002/91/EC

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 are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating, the less impact it has on the environment.