

All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

Energy Efficiency Rating	
Band A	92-100
Band B	81-91
Band C	69-80
Band D	55-68
Band E	49-54
Band F	35-48
Band G	1-34

Environmental Impact (CO ₂) Rating	
Band A	1-10
Band B	11-20
Band C	21-30
Band D	31-40
Band E	41-50
Band F	51-60
Band G	61-70

Certified Property Measurer
 RICS
 Floor plan produced in accordance with RICS Property Measurement Standards (RICS Residential) © Indecon 2024. Produced for Gibson Lane, REF: 131985



Approximate Area = 1148 sq ft / 106.6 sq m
 Shed = 13 sq ft / 1.2 sq m
 Total = 1161 sq ft / 107.8 sq m
 For identification only - Not to scale

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