




Gisburn Road,  
Barrowford, Nelson  
£575 pcm

TWO BED MID-TERRACED  
COTTAGE

- Close to All Amenities
- Double Glazing
- Fitted Bathroom
- UPVC double glazed windows

# Energy Efficiency Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| <i>Very energy efficient - lower running costs</i><br>(92-100) <b>A</b> |                            |   |
| (81-91) <b>B</b>  |                            | <b>86</b>   |
| (69-80) <b>C</b>  | <b>69</b>                  |   |
| (55-68) <b>D</b>  |                            |   |
| (39-54) <b>E</b>  |                            |   |
| (21-38) <b>F</b>  |                            |   |
| (1-20) <b>G</b>   |                            |   |
| <i>Not energy efficient - higher running costs</i>                      |                            |   |
| <b>England &amp; Wales</b>  | EU Directive<br>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 will be.

|                        |   |
|------------------------|---|
| Viewing                | Strictly by appointment with Freedom Property Management - Head |
| Reference              | Office Telephone 01282 611292                                   |
| Additional Information | RL0022  |
|                        | Council Tax Band: c (Pendle Borough Council)                    |
|                        | Deposit: £575   |

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.