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18 Signal Hill Road, Guide Price £352,500

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- Fabulous semi-detached starter house
- Large open reception/dining room
- Downstairs W.C.
- Modern bathroom
- Garage and off-street parking - EV Charging point
- Well presented throughout
- Open modern fitted kitchen
- Two large double bedrooms
- Larger than average private rear garden
- Property Ref: HW0762



A fabulous opportunity for first time buyers and downsizers, we are thrilled to offer to the market this well presented 2 bedroom home within the popular New Heritage development, built in 2019 by Barratt Homes.

The current owners have improved the house immensely, specifically opening the downstairs accommodation up to create a feeling of space. The rooms are well proportioned throughout, specifically the bedrooms which are both large doubles. This house also offers a garage and additional parking to the front, which is extremely rare for this house type and a huge benefit (some people have converted their garage into an additional reception room/study/gym).

A viewing of this house is highly recommended.

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17/07/2024, 07:54 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)			
18 Signal Hill Road BORDON GL25 0GN	Energy rating C	Valid until:	15 July 2024
		Certificate number:	0340-2816-6430-2094-3071
Property type	Mid-terrace house		
Total floor area	76 square metres		

Rules on letting this property

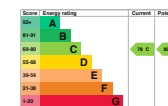
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60