






ALISTAIR HARPER POWERED BY **exp**™ **UK**

@ alistair.harper@exp.uk.com

alistairharper.exp.uk.com

📞 07813 673 606

**17 Orchard Way,
Offers Over £190,000**

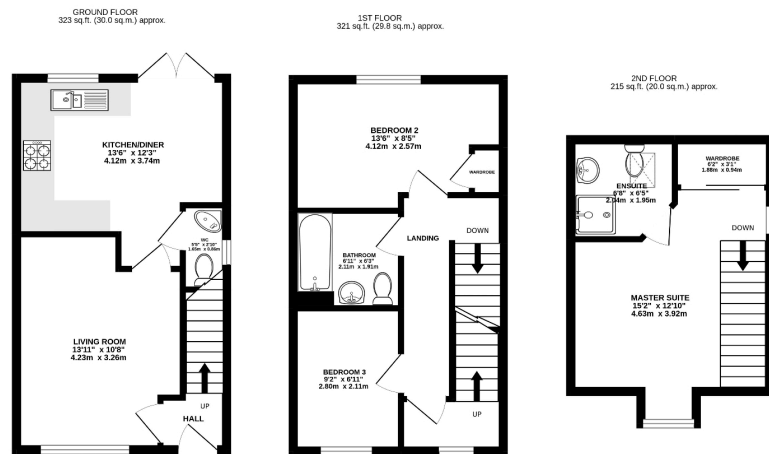
 3  2  1



- Please Quote Ref: AH0284 For All Enquiries
- Two Spacious Bedrooms Plus A Wonderful Master-Suite
- Stunning Modern Kitchen/ Dining Room
- Enclosed Rear Garden With Gated Side Access
- Flawlessly Presented From Top 2 Bottom
- Modern Three Storey Townhouse
- Front Aspect Living Room
- Family Bathroom, En-Suite Shower Room & Downstairs WC
- Two-Car Driveway
- Brilliant Location

Immaculately presented across every square inch, this impressive modern townhouse will blow your socks off from the front door in. Arranged over three floors, there is a great deal of internal accommodation on offer, from the cosy front aspect living space through to the fantastic modern kitchen/dining space with double door access to your own enclosed rear garden, you'll already be in love, before heading upstairs to take in the two guest bedrooms with stunning family bathroom, followed by the split-level master suite with a large built-in wardrobe space plus spacious en-suite shower room that completes the best room in the house.

You get a lot of house for your money with this one and with a downstairs WC plus two-car driveway to complete the spec list, you'll struggle to find a reason not to bid for this truly beautiful home.



TOTAL FLOOR AREA: 859 sq.ft. (79.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix C0022

25/09/2022, 10:39

Energy performance certificate (EPC) - Flat in energy certificate - GUYLIK

Energy performance certificate (EPC)																																		
17 Oakwood Way St Leonards BELINGTON NE20 6BU	Energy rating B	Valid until: 17 November 2030 Certificate number: 8039-3448-8039-0399-8041																																
Property type	Detached house																																	
Total floor area	83 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/energy-performance-certificate-exemptions).																																		
Energy efficiency rating for this property																																		
This property's current energy rating is B. It has the potential to be A.																																		
See how to improve this property's energy performance .																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>91-100</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-90</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	91-100	A			81-90	B			69-80	C			55-68	D			39-54	E			21-38	F			1-20	G			<p>The graph shows this property's current and potential energy efficiency.</p> <p>Properties are given a rating from A (most efficient) to G (least efficient).</p> <p>Properties are also given a score. The higher the number the lower your fuel bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>
Score	Energy rating	Current	Potential																															
91-100	A																																	
81-90	B																																	
69-80	C																																	
55-68	D																																	
39-54	E																																	
21-38	F																																	
1-20	G																																	

<https://find-energy-certificate.service.gov.uk/energy-certificates/190-3448-8039-0399-8041/print>

1/3