



ALISTAIR HARPER POWERED BY **exp**™ UK

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23 Priary Dunes,
Fixed Price £95,000

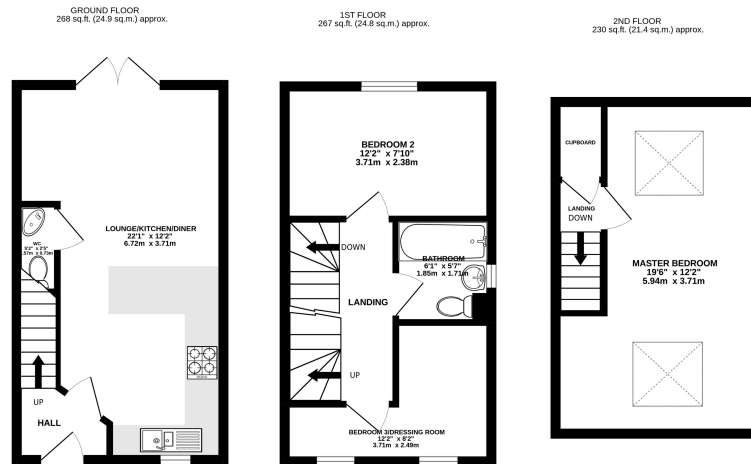
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- Please Quote Ref: AH0284 For All Enquiries
- Modern Three Storey Townhouse
- Family Bathroom & Downstairs WC
- Large South Facing Rear Garden With Gated Side Access
- Within Modern Cul-De-Sac Close To Amenities
- **Sold Under Section 106 Agreement**
- Three Bedrooms
- Open Plan Living & Kitchen Area
- Driveway To Front
- Absolutely Stunning Throughout

Arranged over three floors, this absolutely immaculate starter home offers a great deal of accommodation for its fixed asking price. Two double bedrooms plus a third that works well as a dressing room, home office or nursery, depending on your needs. There is a spotless three-piece family bathroom at first floor level with the added benefit of a separate WC under the stairs, off the main living space. The living/kitchen/dining area is exactly as you'd expect - Brilliant! With double french doors leading to one of the more generous rear gardens on the cul-de-sac, with gated side access & driveway to the front, there is very little to think about when it comes to falling in love with your first house.

Being sold under a Section 106 agreement, this home is to be sold at 70% of full market value (although you will own 100% of the property) and all buyers must be fully qualified to proceed at this price.



TOTAL FLOOR AREA - 765 sq.ft. (71.0 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.
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12/12/2022, 11:16 Energy performance certificate (EPC) - Flat in energy certificate - GUYEK

Energy performance certificate (EPC)																																		
25 PRINARY DUNES SEBURN WALK ASHINGTON NE5 5AA	Energy rating B	Valid until: 23 June 2031 Certificate number 0008-3544-6009-2429-2705																																
Property type	End-terrace house																																	
Total floor area	73 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>92-100</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td>41/45</td> <td>45/45</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	92-100	A			81-91	B	41/45	45/45	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>
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<https://flat-energy-certificate.service.gov.uk/energy-certificates/0008-3544-6009-2429-2705/print>

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