



# 25 Lynwood Avenue

Offers Over £70,000

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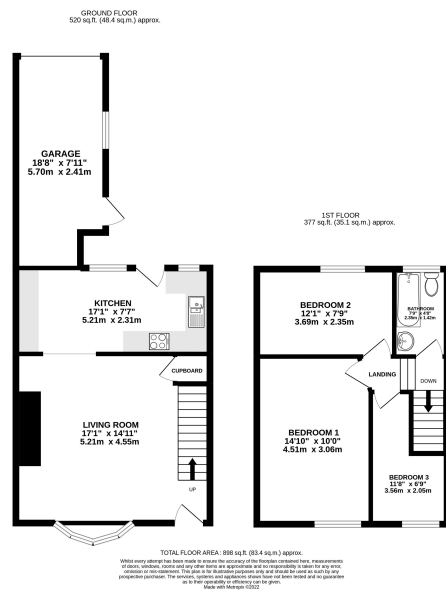


- Please Quote Ref: AH0284 For All Enquiries
- Three Bedroom Home
- Period Terrace
- Large Reception Space
- Kitchen/Breakfast Room
- Enclosed Rear Courtyard With Double Gated Access
- Attached Single Garage
- No Onward Chain
- Great Rental Investment or First Purchase
- Freshened Up Throughout

If you are on the lookout for a decent rental investment or even planning your first steps on the property ladder, we've got this attractive little number, up on the Northumberland coast in Newbiggin-by-the-Sea.

It was a rental investment for the current owners and following the recent departure of the latest tenants, the owners have given the property a freshen up throughout to make the 'move-in process' that little bit more comfortable and appealing for the new residents. Offered chain free, this property has three bedrooms and an upstairs bathroom. The principle reception room is really well proportioned with a kitchen/breakfast room to the rear that offers enclosed courtyard access with the single garage adjacent.

Viewings are strictly on a first come first served basis, so form an orderly queue and let's get you moved.



16/11/2022, 16:13 Energy performance certificate (EPC) - Flat in energy certificate - GUYEK

Energy performance certificate (EPC)		
25 LYNHWOOD AVENUE NEWBIGGIN-BY-THE-SEA NEWB.S.P	Energy rating <b>D</b>	Valid until: 7 February 2031 Certificate number: 6339-6623-7000-0208-0203
Property type	Mid-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/government/guidance/landlord-energy-efficiency-standards-landlord-guidance](#)).

**Energy efficiency rating for this property**

This property's current energy rating is D. It has the potential to be B.

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

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

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

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D	61	61
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificates.service.gov.uk/energy-certificates/6339-6623-7000-0208-0203/print>

eXp World UK Ltd is a registered company at Level 37, 25 Canada Square, London, E14 5LQ.

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