



43 Augustus Drive
Offers Over £220,000

4 1 2



Offering almost 1500 sq ft of well presented, bright, airy and extended accommodation.

You access the property via a very spacious porch which leads to a hallway with access into a ground floor cloakroom/wc, generous lounge and extended kitchen/dining room. There is a second reception room overlooking the rear garden and a utility room with access into the garage on this floor.

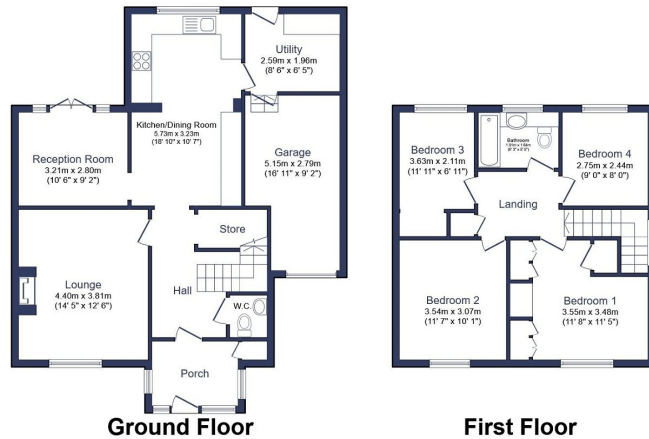
Upstairs there are four bedrooms (two with built in storage) and a family bathroom with over bath shower.

Outside the rear garden faces West, so ideal for taking advantage of the afternoon and evening sun and to the front is driveway leading to the garage and garden.

The Chesters is a well established estate within easy walking distance of Bedlington Town centre, schools and transport links.

Viewings are highly recommended.





Total floor area 137.1 m² (1,475 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

- Four bed detached home
- Extended ground floor
- Two reception rooms
- Fitted kitchen/diner
- Utility room with access to garden & garage
- Gas central heating & double glazed
- Fitted bathroom & cloakroom/wc
- Cul de sac location
- Almost 1500sq ft of accommodation
- West facing rear garden



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Energy performance certificate (EPC)

EPC registration date: 16/02/2024 EPC ID: 1001	Energy rating D	Valid until: 6 December 2034
Property type Detached house		Contact number: 0208 2068 7202-4858-8924
Total floor area 105 square metres		

Rules on letting this property

Properties can't be let if they have an energy rating from F to G.
 You can read [guidance for landlords on the regulations and exemptions](#) from the government website.

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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

Breakdown of property's energy performance

https://find-energy-certificates.service.gov.uk/energy-certificates/0208-2068-7202-4858-8924

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