



ALISTAIR HARPER
exp UK
Buy Me
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ALISTAIR HARPER POWERED BY exp TM UK




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07813 673 606

23 Delaval Court

£200,000

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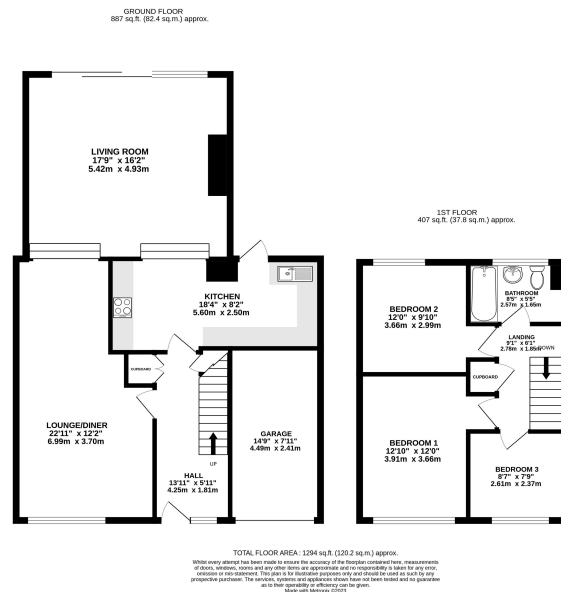


- Please Quote Ref: AH0284 For All Enquiries
- Three Bedrooms
- Driveway & Garage
- Cul-De-Sac Location
- No Onward Chain
- Detached Family Home
- Massive Reception Space
- Enclosed Rear Garden With Gated Side Access
- Refurbished Throughout
- Brilliant Internal Proportions

Offered to the local sales market as a vacant possession with no related onward chain, this impressive three bedroom family home is bound to be one of the largest properties available at this price point.

Having undergone significant internal refurbishment that includes a new kitchen, new bathroom and a full re-wire, it's the sheer size of the reception space that will blow your mind! This home further benefits from an enclosed East facing garden with gated side access, your own driveway to the front with a single garage attached - there may be scope for further expansion above the garage subject to the relevant planning/building consents.

We are inviting immediate viewing interest so we encourage you to act swiftly to avoid disappointment.



14/02/2023, 17:44 Energy performance certificate (EPC) - Flat in energy certificate - GYX1K

Energy performance certificate (EPC)																																		
25 DeWard Court 25 DEWARDCOURT NE52 5YL	Energy rating E	Valid until: 11 October 2032 Certificate number: 1009-0091-0423-0293-3003																																
Property type	Detached house																																	
Total floor area	94 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/landlords-owners-and-tenants-energy-efficiency-related-landlord-guidance).																																		
Energy efficiency rating for this property																																		
This property's current energy rating is E. It has the potential to be C.																																		
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></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>61</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			69-80	C			55-68	D			39-54	E	61		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://find-energy-certificates.service.gov.uk/energy-certificates/1009-0091-0423-0293-3003/print-view>