



ALISTAIR HARPER POWERED BY **exp**™ UK

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33 Dunstanburgh Close

Offers Over £210,000

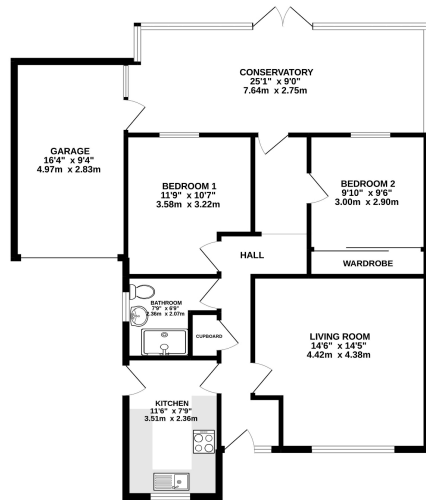
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- Please Quote Ref: AH0284 For All Enquiries
- Two Double Bedrooms
- Generous Front Aspect Living Room
- Three Car Driveway + Attached Single Garage
- Sought After Location
- Extended Detached Bungalow
- Modern Re-Fitted Kitchen With External Side Door
- Substantial Rear Extension With Lounge & Dining Area
- Large Enclosed Rear Garden With Raised Deck Area
- Beautifully Presented Throughout

Bungalows remain the most sought after property style locally, so when a detached one comes to market within one of Bedlington's most desirable postcodes, we expect immediate interest.

Beautifully maintained and presented by the current owners, this extended single floor dwelling offers generous living accommodation with a front aspect living room as well as a full width rear extension that includes further lounge & dining space - from there, you have direct garden access to a raised decked area & lawn beyond plus internal side access to your single garage. To the front you have ample off-street parking space for at least three cars plus your principal garage access. Both bedrooms are well proportioned, the kitchen & shower room have each been re-fitted and with a bright entrance & hallway, you will not be disappointed.



TOTAL FLOOR AREA: 1000 sq ft (92.9 sq m) approx.
Energy performance certificate (EPC) information: This energy performance certificate (EPC) provides information on the energy efficiency of the building. It includes information on the energy consumption of the building, the energy efficiency of the building, and the potential for energy efficiency improvements. The energy performance certificate (EPC) is valid for 10 years from the date of issue. It is a legal requirement for all properties to have an EPC when they are marketed for sale or rent. The energy performance certificate (EPC) is a key document in the property purchase process. It provides information on the energy efficiency of the building, the energy consumption of the building, and the potential for energy efficiency improvements. The energy performance certificate (EPC) is valid for 10 years from the date of issue. It is a legal requirement for all properties to have an EPC when they are marketed for sale or rent. The energy performance certificate (EPC) is a key document in the property purchase process.

23/03/2022, 14:37 Energy performance certificate (EPC) - Final energy certificate - GYK/TK

Energy performance certificate (EPC)		
33 Dunstableburgh Close BEDLINGTON NE22 9NA	Energy rating C	Valid until: 15 August 2029 Certificate number 8001-6728-4980-2074-7989
Property type	Detached bungalow	
Total floor area	87 square metres	

Rules on letting this property
 Properties can be rented if they have an energy rating from A to E.
 If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the energy labelling and exemptions rules](https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-rental-properties) (<https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-rental-properties>).

Energy efficiency rating for this property
 This property's current energy rating is C. 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

<https://find-energy-certificates.service.gov.uk/energy-certificates/8001-6728-4980-2074-7989/summary>

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