



6 Milne Court

Offers Over £125,000

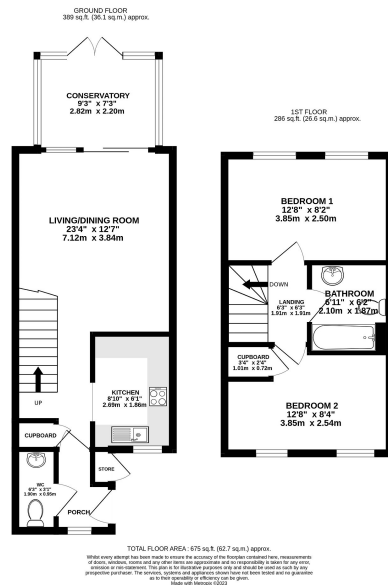
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- Please Quote Ref: AH0284 For All Enquiries
- Two Bedrooms
- Downstairs WC
- Conservatory
- Two Parking Bays
- End Of Terrace Home
- Upstairs Three-Piece Bathroom
- Spacious Open Plan Living Area
- Wide Enclosed Rear Garden
- Great Location

Whether you're planning to take your first steps on the property ladder, are in search of your next investment opportunity or simply on the lookout for a potential downsize, the introduction of this appealing two bedroom home in central Bedlington should be of immediate interest to you.

Offering good internal proportions throughout, the sizeable open plan living space, leading to the adjoining conservatory, means that entertaining any visiting friends or family will be a breeze. The enclosed rear garden with gated side access to your double parking bay is South facing meaning that you'll be able to make the most of the nice weather (when it finally arrives) across the Summer months. With two good-sized bedrooms, an upstairs family bathroom plus a downstairs WC, this very well located home is expected to attract some serious interest so act swiftly if you'd like to arrange a viewing.



28/03/2023, 19:38 Energy performance certificate (EPC) - Flat or energy certificate - GYK13K

Energy performance certificate (EPC)		
6, Milne Court 25, BEDLINGTON NE22 5PA	Energy rating D	Valid until: 18 December 2033 Certificate number: 8074-7527-1440-4241-1992
Property type	Semi-detached house	
Total floor area	65 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/domestic-private-rented-property-minimum-energy-efficiency-standard-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 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 50		

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	48/52	
39-54	E		
21-38	F		
1-20	G		

https://api.energy-certificates.com/api/energy-certificates/8074-7527-1440-4241-1992/print-view