



1 Maple Close, Bedlington

Offers Over £125,000

🛏️ 2 🍳 1 🛋️ 3



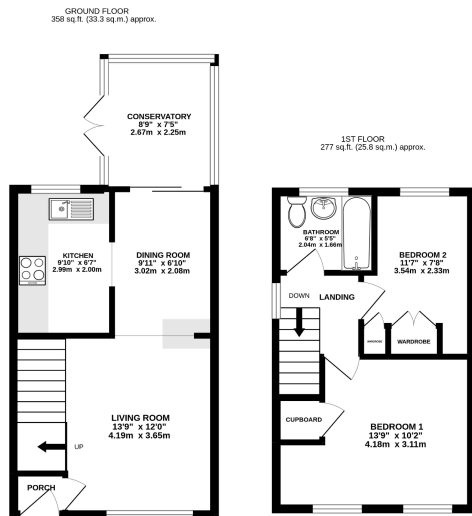
- Please Quote Ref: AH0284
- End Of Terrace Property
- Enclosed Rear & Side Garden
- Modern Re-Fitted Kitchen
- Brilliant Location
- Two Bedroom Modern Home For All Enquiries
- Living Room, Dining/ Breakfast Space, Sun Room/ Conservatory
- Single Garage En-Bloc
- Leasehold House With 965 Years Left
- Great First Purchase Or Rental Investment

If you are looking for a two bedroom home in one of Bedlington's hotspots, your search may well end here.

This attractive two bedroom modern build home in the heart of Beaufront Park is offered to market in great decorative order throughout, including incredible reception space for a home of its size, as well as generous outside space - perfect for those who enjoy entertaining all year round.

Key benefits to this home include a modern kitchen & bathroom, single garage en-bloc, conservatory/sun room as well as the appeal of being within close proximity of Bedlington Front Street and three big name supermarkets.

Act with urgency if you'd like to see this home before it gets snapped up by getting in touch with Alistair & Laura.



Whilst every attempt has been made to ensure the accuracy of the figures contained here, the responsibility of floor, wall, ceiling, doors and any other items. An appropriate risk to responsibility is given to any errors, omissions or misstatements. This is not to be construed as a warranty or guarantee for the use of the information provided. The services, goods and appliances are provided on an 'as is' basis and no guarantee is given for their suitability or efficiency for any use. Thank you for viewing this site.

29/03/2024, 11:14 Energy performance certificate (EPC) - Final energy certificate - GYK1K

Energy performance certificate (EPC)		
1, Maple Close BEDLINGTON NE22 7LU	Energy rating C	Valid until: 28 January 2024 Certificate number: 6414-2883-7599-6624-1325
Property type	end-terrace House	
Total floor area	60 square metres	

Rules on letting this property

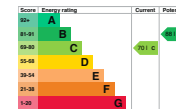
Properties can be rented if they have an energy rating from A to E.

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 registry and exemptions](https://www.gov.uk/guidance/energy-ratings-on-the-registry-and-exemptions) [here](https://www.gov.uk/guidance/energy-ratings-on-the-registry-and-exemptions) or [here](https://www.gov.uk/guidance/energy-ratings-on-the-registry-and-exemptions).

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.gov.uk/energy-certificates/6414-2883-7599-6624-1325/print-view>

1/4