



## 34 Rowan Close

Offers Over £190,000

🛏️ 2 🚿 1 🛋️ 2

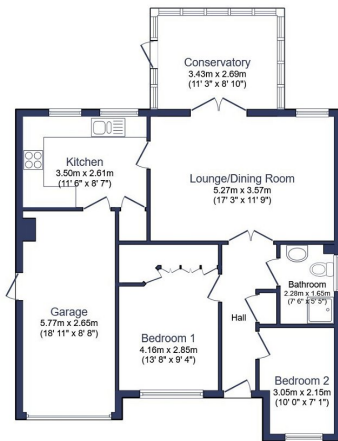


- Detached Bungalow
- Shower/Wet Room
- Conservatory
- Internal Access To Attached Garage
- Long Driveway & Front Lawn
- Two Bedrooms
- Lounge/Dining Room
- Well Appointed Kitchen
- Enclosed Low Maintenance Garden
- No Onward Chain



Located in the heart of central Bedlington, this attractive and well presented detached bungalow is being offered For Sale with no onward chain. There are two bedrooms, one good-sized double with built-in storage and a single, both of which are front aspect with a spacious shower/wet room alongside. The reception area is a great size with a lounge/dining room that leads to both the attached conservatory and a well appointed kitchen that sits behind the garage. There is a good-sized rear garden that is gravelled for low maintenance and benefits from gated front access as well as a side door that leads to the integrated single garage.

This home also has an impressive frontage with large lawn and multi-car driveway, sitting within a secluded cul-de-sac location.



Total floor area 83.9 m<sup>2</sup> (903 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](http://www.focalagent.com)

06/10/2021, 11:12 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
34, Rowan Close BEDLINGTON NE20 7LS	Energy rating <b>C</b>	Valid until: 24 July 2030 Certificate number: 8280-6425-5600-0084-2226																																
Property type	Detached bungalow																																	
Total floor area	52 square metres																																	
<b>Rules on letting this property</b>																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-bedford">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-bedford">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-bedford</a> , <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-bedford">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-bedford</a> ).																																		
<b>Energy rating and score</b>																																		
This property's current energy rating is C. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																
<a href="#">See how to improve this property's energy efficiency.</a>		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.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</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>49-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>35-48</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-34</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C	←		55-68	D			49-54	E			35-48	F			1-34	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
Score	Energy rating	Current	Potential																															
92+	A																																	
81-91	B																																	
69-80	C	←																																
55-68	D																																	
49-54	E																																	
35-48	F																																	
1-34	G																																	

<https://find-energy-certificates.service.gov.uk/energy-certificates/8280-6425-5600-0084-2226/print>