





## 8 Waverley Drive

Offers Over £110,000

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- Semi-Detached Home
- Three Bedrooms
- Family Bathroom & Separate Shower Room
- Front Aspect Sitting Room
- Large Rear Garden With Brick-Built Outhouse
- Well Presented Throughout
- Close To Local Amenities
- Great First Home Or Rental Investment
- Overlooking The Green
- Separate Dining Room Off The Kitchen

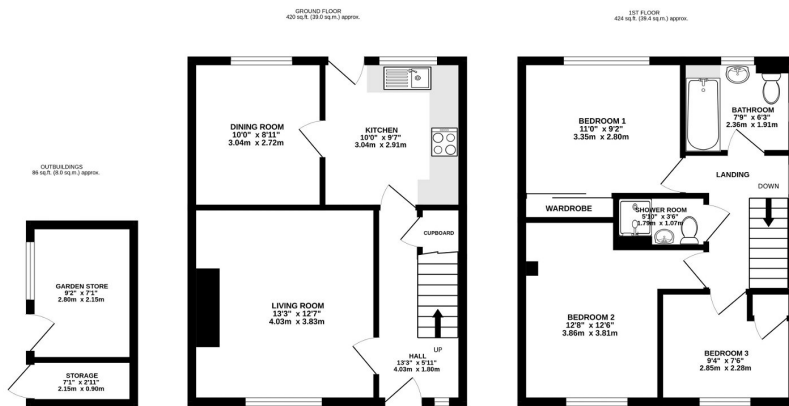




An attractive three bedroom semi-detached home close to the upcoming rail links at Bedlington Station.

Arranged over two floors, this property offers two separate reception rooms along with a three-piece family bathroom & shower room that supporting the three bedrooms. The back garden is a great size with gated side access and includes a brick built out-house with two storage areas for garden tools, bikes & protection for your Summer furniture throughout the Winter months.

Well presented throughout, this property is ideal for those looking to take their first steps on the property ladder or perhaps investing in a but-to-let opportunity. Viewing access is immediate so please get in touch today to confirm access arrangements.



TOTAL FLOOR AREA: 930 sq.ft. (86.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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06/05/2022, 10:48 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
8, Waverley Drive BEDLINGTON NE22 5JQ	<b>Energy rating</b> <span style="font-size: 2em; font-weight: bold;">C</span>	Valid until: 3 August 2030 Certificate number: 0174-2814-7382-2300-9545
Property type: Semi-detached house Total floor area: 83 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-rental-property-minimum-energy-efficiency-standards-rental-repairs">guidance for landlords on the regulations and exemptions</a> . <a href="https://www.gov.uk/guidance/domestic-private-rental-property-minimum-energy-efficiency-standards-rental-repairs">https://www.gov.uk/guidance/domestic-private-rental-property-minimum-energy-efficiency-standards-rental-repairs</a>		
<b>Energy rating and score</b> This property's current energy rating is C. It has the potential to be B. <a href="#">See how to improve this property's energy efficiency.</a>		
		The graph shows this property's current and potential energy rating. <b>Properties get a rating from A (best) to G (worst) and a score.</b> 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 60

<https://find-energy-certificates.gov.uk/energy-certificates/0174-2814-7382-2300-0145?page=1>

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