





# 15 Clearwell Place

£135,000

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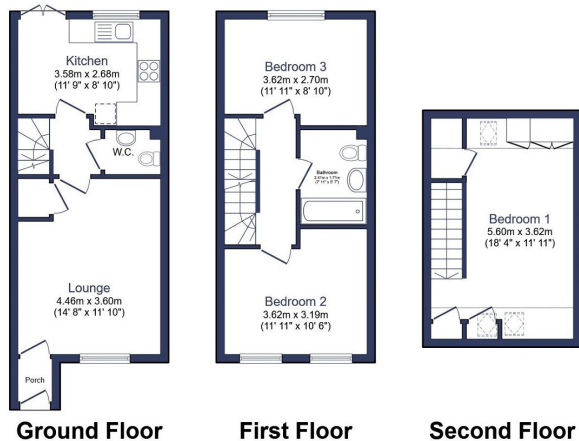




As part of a government funded initiative to offer affordable housing to those who otherwise would be unable to get on the property ladder, this appealing modern home is being offered For Sale with a fixed asking price at 70% of the true market value. All interested parties must first qualify to purchase under a Section 106 Agreement. (please email Ali on [ali@harpersproperty.com](mailto:ali@harpersproperty.com) to get guidance notes & the application form).

Located within one of Bedlington's most sought after residential estates, an opportunity has arisen to secure this fantastic family home in the shape of an immaculately presented three bedroom home, featuring a entrance lobby, a good size lounge, an inner hallway with stairs to first floor, cloakroom/w.c., the fitted kitchen/ diner boasts integrated appliances and French doors to the garden. On the first floor are two bedrooms and a bathroom and the top floor boasts a generous bedroom with ample built in and fitted wardrobes. Outside to the front are two off street parking bays completing this superb offering.





Total floor area 82.8 m<sup>2</sup> (891 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

- Beautiful three bedroom home
- Fitted kitchen/diner
- Cloakroom/w.c.
- Attractive lounge
- Accommodation over three floors
- Attractive low maintenance garden
- Two off street parking bays
- Affordable housing scheme
- Double glazed windows
- EPC rating B



21022024\_2011      Energy performance certificate (EPC) - Find an energy certificate - GOV.UK      English | [Contact us](#)

### Energy performance certificate (EPC)

15, Clarendon Place B20 2JH W22 2JH	Energy rating <b>B</b>	Issue date 14 October 2024
	Contract reference 827-2024-166-4984-1071	

Property type: Mid-terrace house  
Total floor area: 85 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to G.  
You can read [guidance on the minimum energy efficiency standards \(MEES\) for private rented properties](#) on the gov.uk website.

#### Energy rating and score

The property's energy rating is B. It has the potential to be A.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 60

#### Breakdown of property's energy performance

<https://find-energy-certificates.service.gov.uk/energy-certificates/2024-1020-166-4984-1071>      1/5

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