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The Wynding, Bedlington, NE22 6HW

Offers Over £195,000

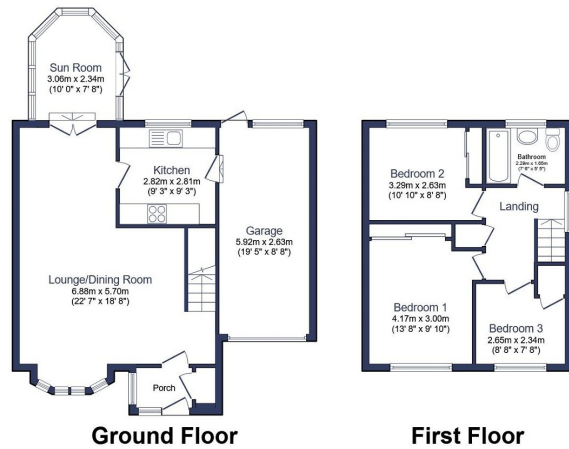
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- Detached Family Home
- Open Plan Living & Dining Area
- Conservatory
- Driveway & Garage With Utility Space
- Very Well Presented Throughout
- Three Bedrooms, All With Built-In Storage
- Modern Kitchen With Integrated Appliances
- Mature Front & South Facing Gardens
- Sought After Location
- Close To Schools & The Front Street



An attractive detached three bedroom home within the ever popular Chesters estate within close proximity of local schools and amenities.



Total floor area 106.1 m² (1,142 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

18/04/2024, 11:42 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)							
49 The Winding EC23 3JG (UK) NE20 6RW	<table border="1"> <tr> <td>Energy rating</td> <td>Valid until</td> <td>14 April 2034</td> </tr> <tr> <td>C</td> <td>Certificate number</td> <td>6120-9046-0608-5104-1463</td> </tr> </table>	Energy rating	Valid until	14 April 2034	C	Certificate number	6120-9046-0608-5104-1463
Energy rating	Valid until	14 April 2034					
C	Certificate number	6120-9046-0608-5104-1463					
Property type	Detached house						
Total floor area	80 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-reasons) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-reasons>).

Energy rating and score

The graph shows this property's current and potential energy rating.

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

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

For properties in England and Wales:
 the average energy rating is D
 the average energy score is 60

<https://find-energy-certificates.service.gov.uk/energy-certificates/6120-9046-0608-5104-1463/print>

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