



AARON TONKS

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10 Newlands Drive

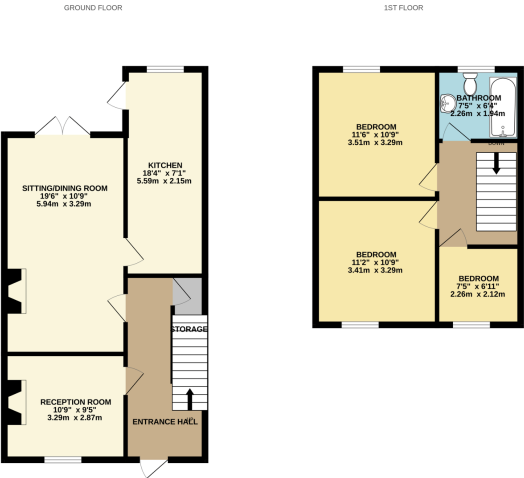
Guide Price £240,000

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- Perfect for first time buyers & families
- Off road parking for two vehicles
- Extended lounge & kitchen
- Beautiful neutral interior with original fireplaces
- Please quote ref AT0132
- Stones throw from Hurst Green Primary, Olive Hill & Halesbury SEN school
- Two reception rooms
- Good sized bedrooms
- Gorgeous traditional features

A charming three bedroom home with beautiful traditional features has come to the market within a stones throw of Hurst Green, Olive Hill & Halesbury SEN school. Please quote ref AT0132



THREE BEDROOM TERRACE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of actual rooms, walls and the position of doors and windows may vary slightly from those shown on the floorplan. The floorplan is provided as a guide only and should not be relied upon for any legal or other purposes. The floorplan is provided as a guide only and should not be relied upon for any legal or other purposes. The floorplan is provided as a guide only and should not be relied upon for any legal or other purposes.

Energy performance certificate (EPC)

10, Newlands Drive
HOLDSWORTH
B80 4QJ

Energy rating
D

Valid until: 4 August 2024
Certificate number: 0724-2885-7881-9404-9665

Property type
Mid-terrace house

Total floor area
95 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-estate-lettings-property-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-estate-lettings-property-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.
[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	Current	Potential
49-54	E		
39-48	F		
21-38	G		
1-20			

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

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