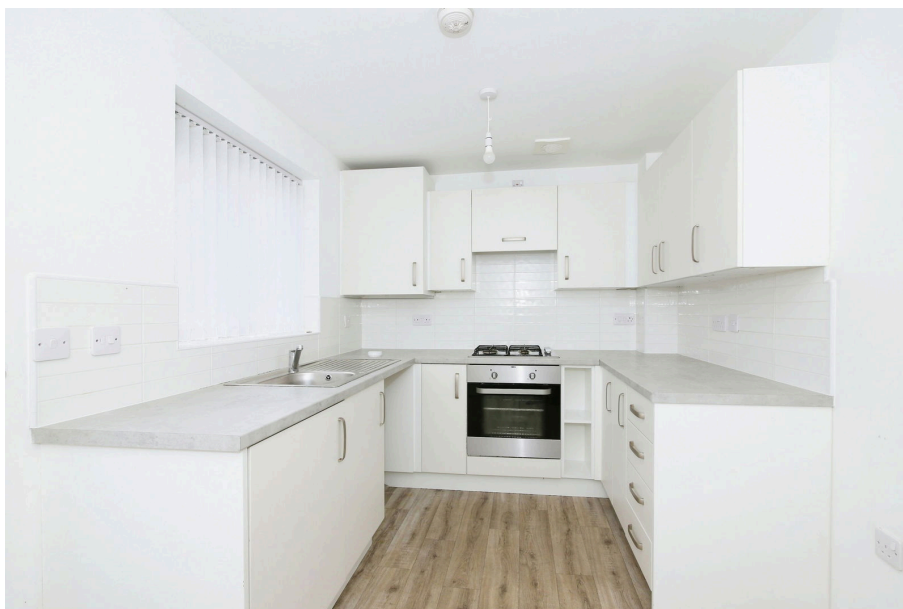




4 Condor Court, Offers Over £130,000

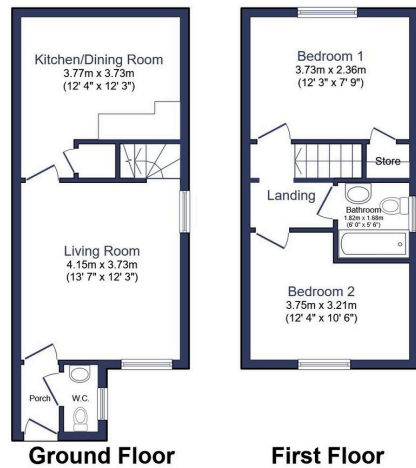
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- Semi Detached
- Good Size Lounge
- Three Piece Bathroom
- Parking At Rear Of Property
- No Upper Chain
- Modern New Build
- Two Double Bedrooms
- Downstairs WC
- Close To Local Amenities
- Ideal First Time Buyer Home



Semi Detached Two Bedroom Property, On Windmill Park Ashington. The first floor offers two double bedrooms & three-piece bathroom. The ground floor benefits from a downstairs WC good-sized front aspect living room with entrance porch & modern fitted kitchen beyond. To the rear of the property is the enclosed garden space as well as parking at the rear. This property is presented to a standard where you could easily move straight in. Ideal 1st time buyers home with no upper chain.



Total floor area 62.9 m² (677 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

Energy performance certificate (EPC)																																		
4, Dundee Coast Windmill Park ASHINGTON NE23 9WU	Energy rating B	Valid until: 1 December 2029 Certificate number: 9568-3852-7623-0001-3281																																
Property type	Semi-detached house																																	
Total floor area	62 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 requirements and exemptions (https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions)																																		
Energy rating and score																																		
This property's energy rating is B. It has the potential to be A.		The graph shows this property's current and potential energy rating.																																
See how to improve this property's energy efficiency.		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>68-91</td> </tr> <tr> <td>81-91</td> <td>B</td> <td>68-91</td> <td>68-91</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>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A		68-91	81-91	B	68-91	68-91	69-80	C			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
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