



ALISTAIR HARPER POWERED BY **exp**™ UK

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19 Orchard Way,
Offers Over £275,000

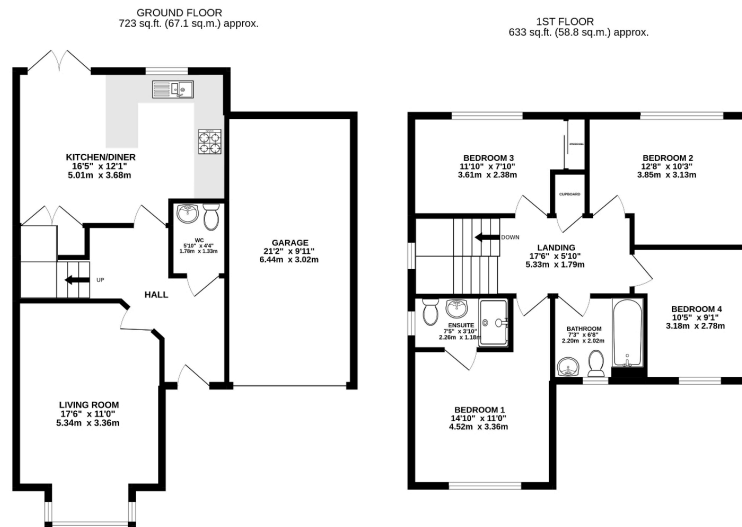
🛏️ 4 🍽️ 2 🛋️ 1



- Please Quote Ref: AH0284 For All Enquiries
- Four Spacious Bedrooms
- Large Rear Aspect Kitchen/ Diner With Utility Cupboard
- Large Garage With Two Car Driveway
- Immaculately Presented Throughout
- Detached Family Home
- Family Bathroom & En-Suite Shower Room + Downstairs WC
- Stunning Formal Living Room
- Large Enclosed Garden With Gated Side Access
- Desirable Top End Of Bedlington Location

We still cannot believe how beautifully presented this modern home is for a resale - you'd be forgiven for thinking it's a show home on a new build site. There are four spacious bedrooms, a modern family bathroom plus a beautiful en-suite shower room within the master bedroom. All of which are accessed from the rather generous first floor landing space. At ground floor level you are welcomed by a formal sitting room that looks and feels brand new/untouched, there's a downstairs WC and to the rear, a full width modern kitchen/diner with utility cupboard and direct garden access. Further benefits to this detached family home include a large garage, two-car driveway and a pretty spacious rear garden with gated side access.

You know it won't be available for long so pick up the phone now before it's too late.



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.
Made with Metreage v2022

07/09/2022, 11:41 Energy performance certificate (EPC) - Final energy certificate - GWS/13K

Energy performance certificate (EPC)																																		
19, Oakwood Way Buckingham BEEKINGTON MK20 9BU	Energy rating B	Valid until: 3 December 2030 Certificate number: 98-09-0000-0303-1310-7204																																
Property type	Detached house																																	
Total floor area	111 square metres																																	
Rules on letting this property																																		
Properties can be rented if they have an energy rating from A to E.																																		
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the energy rates and exemptions here .																																		
Energy efficiency rating for this property																																		
This property's current energy rating is B. It has the potential to be A.																																		
See how to improve this property's energy performance.																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92-100</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></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	92-100	A			81-91	B			69-80	C			55-68	D			39-54	E			21-38	F			1-20	G			<p>The graph shows this property's current and potential energy efficiency.</p> <p>Properties are given a rating from A (most efficient) to G (least efficient).</p> <p>Properties are also given a score. The higher the number the lower your fuel bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>
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Final energy certificate version: gb-epc-certificates/0000-0000-0000-0000-0000-0000-0000-0000-0000-0000

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