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## 24 Eland Edge, Ponteland

Price guide £235,000+

Offering a fantastic opportunity to purchase a detached bungalow positioned on this much sought after small estate in the centre of Ponteland. Immaculately presented with spacious and versatile accommodation it is an ideal purchase for those downsizing from larger properties, professional person or small family. Ideally located for easy access into the village centre with supermarkets, village shops, restaurants, bars, cafes and health centre.

There is also a fantastic community with a multitude of clubs and societies as well as a very active leisure centre with swimming pool, golf club, rugby, cricket and football clubs. There are excellent transport links into Newcastle City Centre and Newcastle International Airport is less than one mile away. We would anticipate a high demand for this lovely bungalow and would recommend early viewing as essential to fully appreciate the standard of accommodation and the excellent location. With gas fired central heating and double glazing the accommodation briefly comprises: Reception hallway, 14ft lounge, fitted kitchen, master bedroom with fitted furniture, conservatory, second bedroom/dining room and shower room/wc. Driveway to the front leads to the attached single garage and there are gardens to the front and rear, paved and gravelled for easy maintenance.

Property details provided by RMS  
EPC rating: D

Auction to be held on 31.10.2018 at the Newcastle Marriott Hotel Gosforth Park Newcastle NE3 5HN - Registration 6:30pm for 7pm start. Option 2

## **RECEPTION HALLWAY:**

Cloaks cupboard and central heating radiator.

## **LOUNGE:**

4.36m x 3.23m (14'4" x 10'7")

With bay window to the front, beamed ceiling, 2 x central heating radiators and door into:

## **KITCHEN**

2.71m x 2.32m (8'11" x 7'7")

Fitted with a good selection of wall and base units to round edged work surfaces, 1 ½ bowl stainless steel sink unit with mixer tap, electric oven, gas hob, concealed extractor, plumbing for automatic washing machine, space for fridge freezer, part tiled walls, laminate flooring and window to the front.

## **BEDROOM ONE**

4.82m x 3.17m (15'10" x 10'5")

Fitted with an excellent array of wardrobes with overbed storage, bedside cabinets and matching chest of drawers, central heating radiator, window to the side and patio doors into:

## **CONSERVATORY**

2.65m x 2.26m (8'8" x 7'5")

With windows to three sides and door onto rear garden

## **BEDROOM TWO/DINING ROOM**

4.61m x 2.77m (15'1" x 9'1")

Central heating radiator and window to the rear.

## **FAMILY SHOWER ROOM/WC:**

With step in shower cubicle, pedestal wash hand basin, low level w/c, stainless steel ladder style heated towel rail, tiled walls and floor, airing cupboard housing hot water tank and window to the side.

## **EXTERNALLY:**

There is an attached single garage with up and over door and door onto rear garden. To the front the driveway leads to the side entrance door and garage and provides parking for two vehicles. The front garden is gravelled for easy maintenance and the rear garden is also gravelled for easy maintenance, with gravelled area and paved patio, bordered with mature hedging and planted borders.

## **Disclaimer 1**





The Agents Property Auction have not inspected this property. The property details have been supplied by RMS None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchanging contracts. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff has any authority to make or give representation or warranty in relation to this property.

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## Disclaimer 2

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the sellers minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.



# Energy Performance Certificate



24, Eland Edge, Ponteland, NEWCASTLE UPON TYNE, NE20 9AY

**Dwelling type:** Detached bungalow  
**Date of assessment:** 13 March 2018  
**Date of certificate:** 13 March 2018

**Reference number:** 8202-4875-2629-2097-6783  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 58 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

**Estimated energy costs of dwelling for 3 years:**

**£ 1,989**

**Over 3 years you could save**

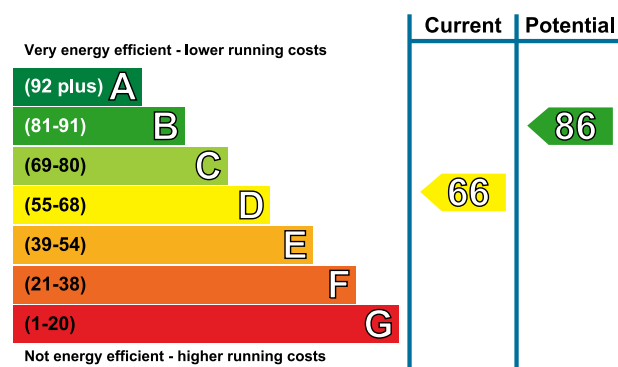
**£ 465**

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 129 over 3 years	
Heating	£ 1,329 over 3 years	£ 1,176 over 3 years	
Hot Water	£ 402 over 3 years	£ 219 over 3 years	
<b>Totals</b>	<b>£ 1,989</b>	<b>£ 1,524</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 192
2 Increase hot water cylinder insulation	£15 - £30	£ 36
3 Low energy lighting for all fixed outlets	£40	£ 114

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.