

Byron Court, Newcastle upon Tyne, NE5

£169,950

None

Tenure: Freehold, **Bedrooms:** 4

A well presented, spacious and versatile three to four bed roomed family home located on the quiet cul-de-sac Byron Court in Chapel House. Equipped with modern features including double glazing, gas central heating two bathrooms and a large breakfasting kitchen. The property has

Key features:

- Annexe
- Garage
- Freehold
- No chain
- Off street parking
- Garden
- Cul de sac
- Double glazed throughout
- Gas central heating
- 4 Bedrooms

Extra info:

- **Property Age:** 50 years
- **Council Tax:** Band C (£1653.36 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



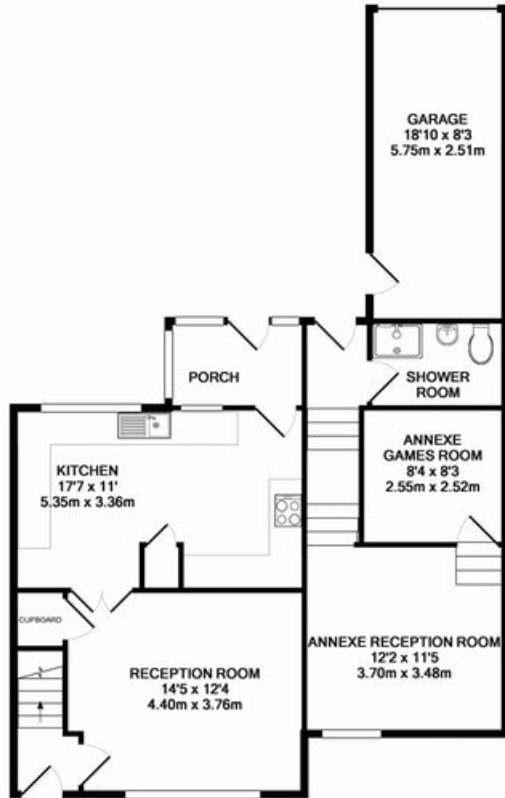
A well presented, spacious and versatile three to four bedroomed family home located on the quiet cul-de-sac Byron Court in Chapel House. Equipped with modern features including double glazing, gas central heating two bathrooms and a large breakfasting kitchen. The property has the benefit of an annexe which could be used for a variety of uses for example an additional bedroom or self contained accommodation.

There is a West facing front garden and a block paved rear drive large enough for three cars and a garage.

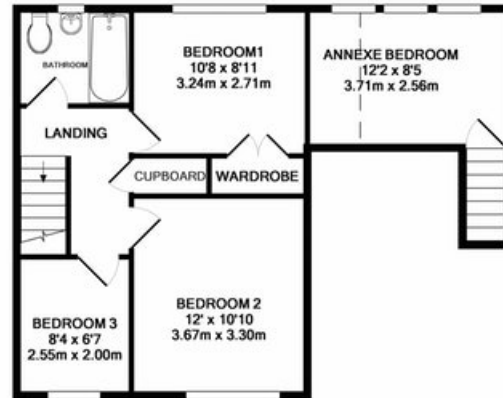
The property is conveniently situated close to local amenities and schools. There are excellent transport links into Newcastle and Metrocentre, with the A1 and A69 only minutes away.

The property is freehold and is on the market for £10000 less than the market valuation for a quick sale.

Floor plan:



GROUND FLOOR
APPROX. FLOOR
AREA 911 SQ.FT.
(84.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 528 SQ.FT.
(49.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1439 SQ.FT. (133.7 SQ.M.)

Energy Performance Certificate:

Energy Performance Certificate

13, Byron Court, NEWCASTLE UPON TYNE, NE5 1EJ

| | |
|--|---|
| Dwelling type: End-terrace house | Reference number: 0618-2005-7263-5498-1954 |
| Date of assessment: 09 July 2018 | Type of assessment: RdSAP, existing dwelling |
| Date of certificate: 11 July 2018 | Total floor area: 120 m ² |

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: | £ 3,672 |
| Over 3 years you could save | £ 960 |

| Estimated energy costs of this home | | |
|-------------------------------------|----------------------|----------------------|
| | Current costs | Potential costs |
| Lighting | £ 333 over 3 years | £ 228 over 3 years |
| Heating | £ 3,063 over 3 years | £ 2,298 over 3 years |
| Hot Water | £ 276 over 3 years | £ 186 over 3 years |
| Totals | £ 3,672 | £ 2,712 |

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

| <p>Very energy efficient - lower running costs</p> <p>Not energy efficient - higher running costs</p> | <table border="1" style="border-collapse: collapse; width: 100%;"> <tr> <th style="font-size: x-small;">Current</th> <th style="font-size: x-small;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">53</td> <td style="text-align: center; font-size: 2em;">60</td> </tr> </table> | Current | Potential | 53 | 60 | <p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>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.</p> |
|---|---|---------|-----------|----|----|--|
| Current | Potential | | | | | |
| 53 | 60 | | | | | |

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

| Recommended measures | Indicative cost | Typical savings over 3 years |
|---|-----------------|------------------------------|
| 1 Flat roof or sloping ceiling insulation | £850 - £1,500 | £ 105 |
| 2 Cavity wall insulation | £500 - £1,500 | £ 411 |
| 3 Floor insulation (suspended floor) | £800 - £1,200 | £ 264 |

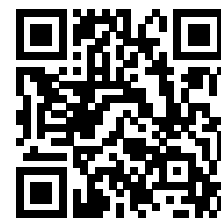
See page 3 for a full list of recommendations for this property.

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 or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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