



## King George Road, Newcastle upon Tyne, NE3

**£159,999**

Offers in Excess of

**Tenure:** Freehold, **Bedrooms:** 3

6500 sqft three bedrooms bungalow with front garden, huge back garden, 2 sheds, Green House, Garage, and 4 Car Parking spaces driveway (Perfect for inviting guests over Barbecue party). Perfect for nature lovers, but still 10 minutes drive to City life. Situated within this popular reside

## Key features:

- 3 Bedrooms
- 4 Car Parking Spaces Driveway
- Garage
- Generous plot
- Bungalow
- Conveniently located
- Electric Car charger
- Red Tarmac Driveway
- 15m Side Boundary Brick Wall
- West facing huge back garden

## Extra info:

- **Property Age:** 50 years
- **Council Tax:** Band B (£0.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



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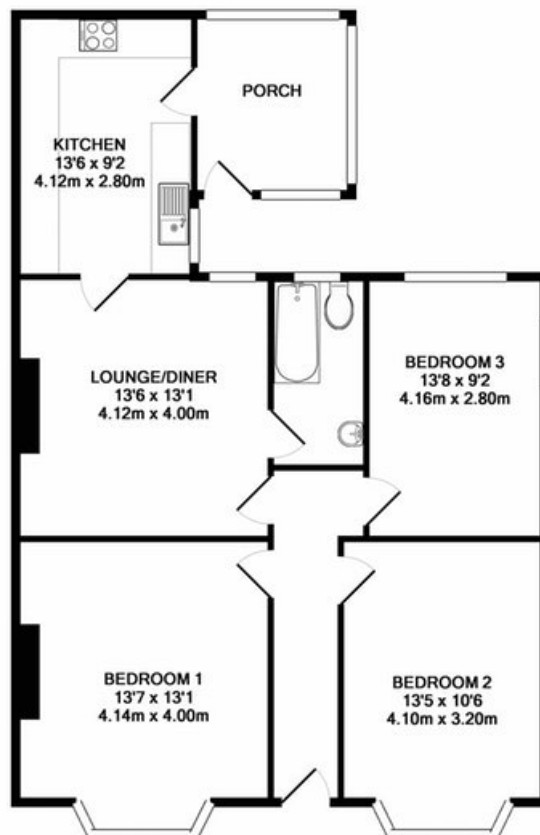
Situated within this popular residential area convenient for access to shops (very close to Aldi & Tesco Extra giant supermarket), amenities, transport links (2 Underground Transport Metro stations; Fawdon & Kingston Park and bus stations), and Gosforth High School.

The property has Smart Electric Car Charger & Electronic Alarm system.

The property occupies a very generous plot with great potential for further development. There is a huge Westernly facing garden to the rear together with ample off street parking. Additional features include UPVC double glazing, gas central heating combi boiler (Vaillant), fire place, 15-meter side boundary brick wall and 2 sheds.

Briefly comprising: entrance hallway, lounge dining room, kitchen, bathroom toilet, 3 big double bedrooms (all with windows), porch, front garden, huge back garden, 2 sheds, Green House, Garage, and 4 Car Parking spaces driveway.

## Floor plan:



TOTAL APPROX. FLOOR AREA 945 SQ.FT. (87.8 SQ.M.)

## Energy Performance Certificate:

Energy Performance Certificate

10, King George Road  
NEWCASTLE UPON TYNE  
NE3 2QA

Dwelling type: Semi-detached bungalow  
Date of assessment: 26 May 2011  
Date of certificate: 26 May 2011  
Reference number: 8859-6025-8320-8776-1926  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 91 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

**Energy Efficiency Rating**

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            | 52      |           |
| (21-38) <b>F</b>                            |         | 65        |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

**Environmental Impact (CO<sub>2</sub>) Rating**

|   | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (10 plus) <b>A</b>  |         |           |
| (1-9) <b>B</b>  |         |           |
| (19-40) <b>C</b>  |         |           |
| (11-18) <b>D</b>  |         |           |
| (5-10) <b>E</b>   | 47      |           |
| (1-4) <b>F</b>  |         | 62        |
| (1-2) <b>G</b>  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

|                          | Current                         | Potential                       |
|--------------------------|---------------------------------|---------------------------------|
| Energy use               | 316 kWh/m <sup>2</sup> per year | 220 kWh/m <sup>2</sup> per year |
| Carbon dioxide emissions | 5.5 tonnes per year             | 3.8 tonnes per year             |
| Lighting                 | £79 per year                    | £46 per year                    |
| Heating                  | £769 per year                   | £615 per year                   |
| Hot water                | £211 per year                   | £111 per year                   |

You could save up to £287 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.  
This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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