



105 Juliet Street
Offers Over £75,000

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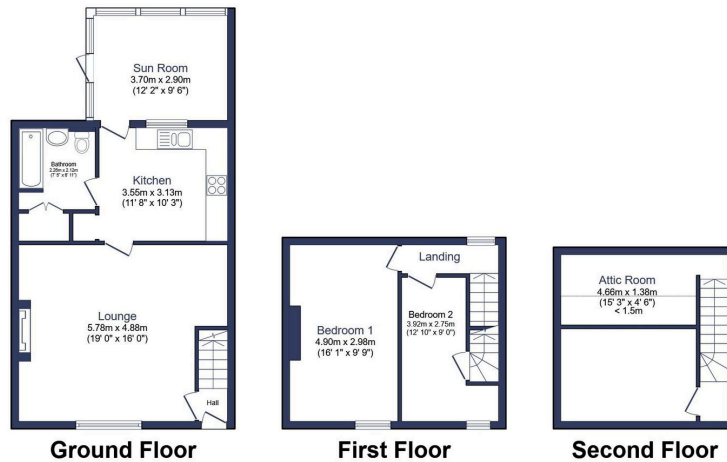
- Well Presented Throughout.
- Modern Fitted Kitchen.
- Conservatory.
- Two Good Sized Bedrooms.
- On Street Parking To Front Of Property.
- Spacious Living Room With Fuel Burner.
- Three Piece Family Bathroom.
- Yard Completed With Decking.
- Staircase To Boarded Out Loft Space.
- Close To Local Amenities.



Well Presented Two Bedroom Property - Close to Local Amenities

The ground floor of the property briefly comprises of a spacious front aspect living room with fuel burner, modern fitted kitchen, the three piece family bathroom and conservatory at the rear of the property. The first floor has two good sized bedrooms the smaller of the two has stairs leading to a boarded out loft space.

To the front of the property is a small fenced off garden and to the rear is a large yard area which is completed with decking. This property would be an ideal investment opportunity or a first time buyer looking for their first home.



Total floor area 95.2 m² (1,025 sq.ft.) approx
Restricted height areas 3.0 m² (32 sq.ft.)

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)			
105 Jubilee Street ASHINGTON NE5 5JA	Energy rating C	Valid until 1 September 2034	
		Certificate number: 4100-8428-8822-2469-3143	
Property type	Mid-terrace house		
Total floor area	74 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 regulations and exemptions (https://www.gov.uk/guidance/domestic-energy-ratings-property)			
Energy rating and score			
This property's energy rating is C. It has the potential to be B.		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.	
For properties in England and Wales:		the average energy rating is D the average energy score is 60	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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