

# BRUNTON

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## RESIDENTIAL



**WOODBURY GROVE, THE FAIRWAYS, CRAMLINGTON, NE23**

**Offers Over £174,950**



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### PERFECT FIRST TIME BUY - TWO BEDROOMS - FANTASTIC GARDENS

Brunton Residential are delighted to offer this fantastic starter home located on Woodbury Grove in the ever popular Fairways estate in Cramlington. This home is in fantastic condition throughout and has a fantastic garden space to the rear.



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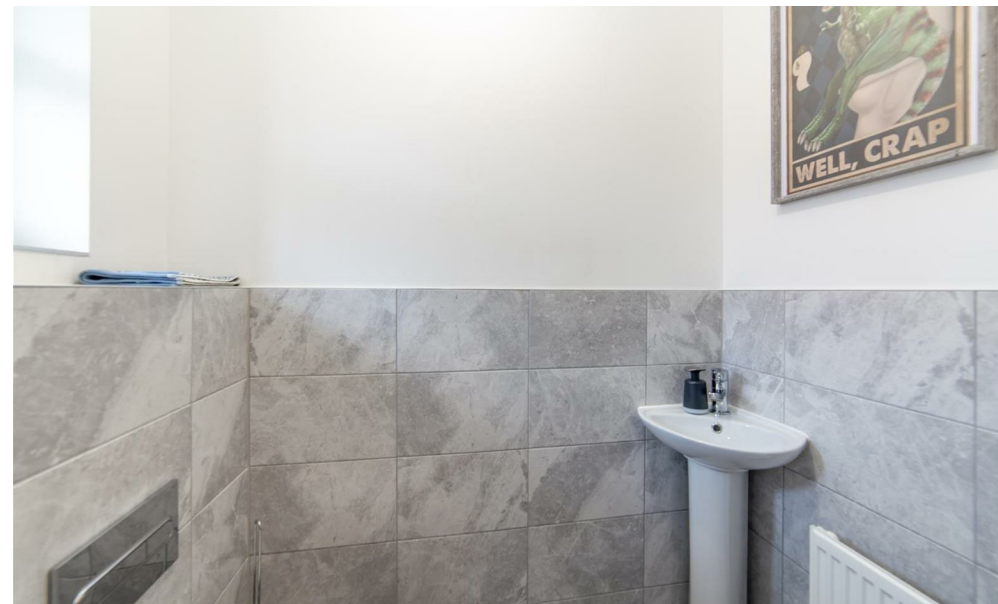
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Accommodation comprises; entrance hallway with access to WC, there is a stylish fitted kitchen with a range of fitted floor and wall units and coordinated work surfaces with fitted appliances. The full width lounge has windows and French door access to the rear garden area. The first floor consists of two similar sized bedrooms both with space for fitted wardrobes and a modern bathroom WC.

Externally, to the front is a driveway providing spacious off-street parking while to the rear lies a larger than average sunny garden area which is laid mainly to lawn with paved area and has fenced boundaries.





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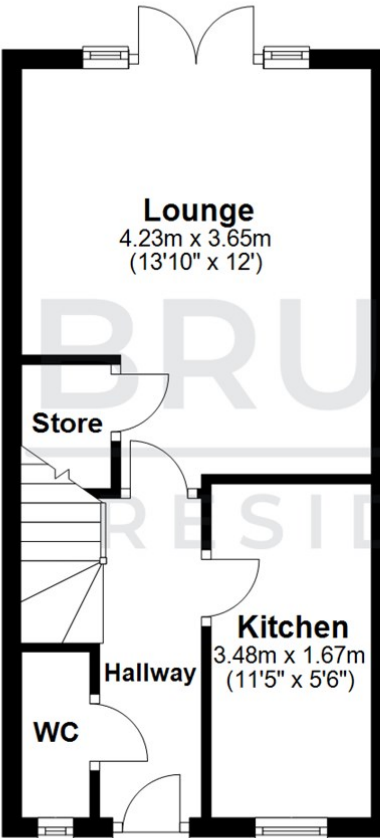
TENURE : Freehold

LOCAL AUTHORITY :

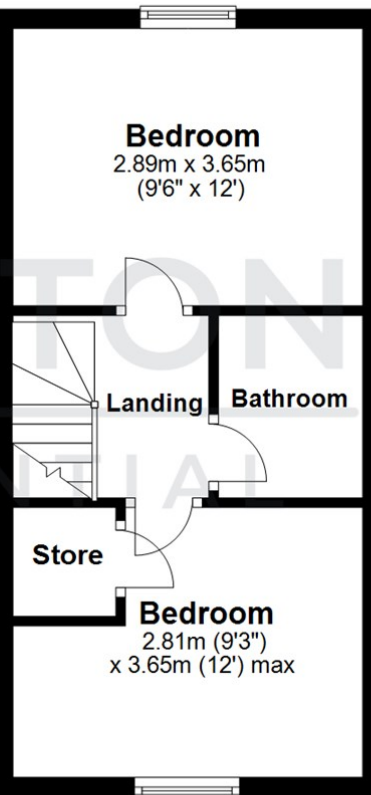
COUNCIL TAX BAND : B

EPC RATING : B

**Ground Floor**  
Approx. 28.4 sq. metres (305.7 sq. feet)



**First Floor**  
Approx. 28.5 sq. metres (306.4 sq. feet)



Total area: approx. 56.9 sq. metres (612.1 sq. feet)

All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) A		
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	