

26 Meadow Grange, Berwick upon Tweed TD15 1NW



- 4 Bedroom Semi-Detached
- Living Room & Sitting Room
- Low energy Construction
- Solar PV – free electric & income FIT.
- Floor coverings included
- En-Suite & Family Bathroom Room
- Large kitchen with stone worktops
- Private drive with detached garage
- Landscaped gardens
- Gas Boiler with 10 year warranty

EPC – Energy rating A

Constructed by GMC a local family business building homes since 1976, this home completed in 2015 is the product of years of experience and skill from the GMC on-site engineers and management team.

Constructed with the GMC timber frame, our lowest u-value system to date 0.15W/m²K. What this means is a very well insulated home with little heat loss. Combine this with an attic space full of more insulation, an insulated ground floor, air tight construction, A-rated windows & Doors, Solar PV & low energy gas condensing boiler with 10 year warranty and you have an amazing home! All UPVC windows, Doors, Facia & Soffit boards mean no external painting or maintenance.

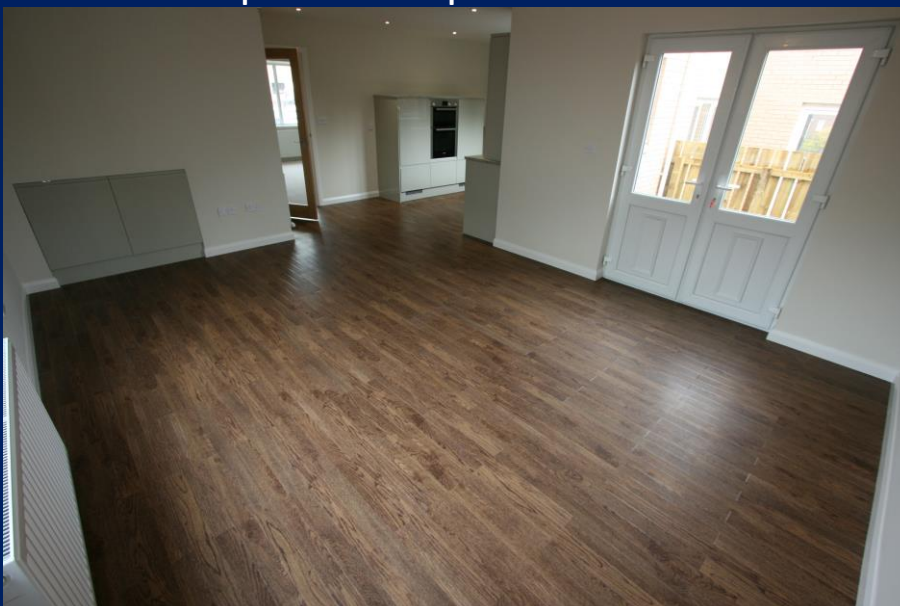
Kitchen – integrated fridge Freezer



Kitchen – with open plan sun room sitting area



Sun Room – With patio doors & open to kitchen



Living Room



Hall way - stairs



Front Door and Down stairs W.C



Family Bathroom



En-Suite



Bedroom 1 – with fitted wardrobes



1st Floor Hall



Bedroom 2



Bedroom 3



Bedroom 4



Sun Deck & Solar PV



Gas Boiler (10 year Warranty – Kitchen integrated appliances



Energy Performance Certificate

Energy Performance Certificate



26, Meadow Grange, BERWICK-UPON-TWEED, TD15 1NW

Dwelling type: Semi-detached house Reference number: 8725-7235-3910-1662-5926
 Date of assessment: 22 May 2015 Type of assessment: SAP, new dwelling
 Date of certificate: 22 May 2015 Total floor area: 140 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

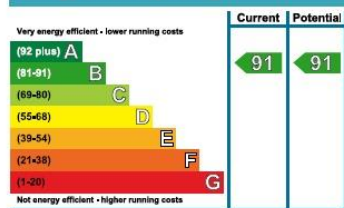
Estimated energy costs of dwelling for 3 years: £ 1,821

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 258 over 3 years	Not applicable
Heating	£ 1,293 over 3 years	£ 1,293 over 3 years	
Hot Water	£ 270 over 3 years	£ 270 over 3 years	
Totals	£ 1,821	£ 1,821	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any 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 average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Floor plan – Ground floor left // 1st Floor right



Meadow Grange Site plan – 26 highlighted in red.



Location plan – red circle highlights Meadow grange – turn off North Road near Morrisons super market.

