



## Fram Park Longframlington

- One Double Bedroom
- Beautiful Countryside Location
- Log Cabin
- Open Plan Lounge and Kitchen/Diner
- Perfect Holiday Home or Let
- Use of Local Park and Communal Grounds

**Asking Price: £ 85,000**

01670 511 711  
17 Newgate Street, Morpeth NE61 1AW

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[morpeth@rmsstateagents.co.uk](mailto:morpeth@rmsstateagents.co.uk)

# Fram Park

## Longframlington

A one bedroom, log cabin situated in Fram Park on the outskirts of Longframlington Village in the Northumberland Countryside. Fram Park is home to a small selection of log cabins in a quiet rural setting and an ideal location to own a holiday cabin for your own use or an excellent investment opportunity as a holiday let. The cabin itself comprises of open plan kitchen/dining area/lounge, double bedroom and bathroom/W.C.

On site there is a coin-operated laundrette, ironing facilities, a covered barbeque and children's play area. In addition, the cabins are only a fifteen-minute walk or a three minute drive to the local amenities Longframlington offers including a handful of shops (award winning corner shop and butcher), two pubs serving food, two churches, a large village green with play area and hard court 5-a-side pitch/tennis court and a large enclosed dog walking area.

**Open Plan Lounge, Kitchen, Diner: 20'02 (6.12m) (max) x 11'07 (3.53m) (max).** Two secondary glazed windows to either side, two secondary glazed windows to front, two radiators. To the lounge area is carpet and a TV point and all furniture will be included in the sale. To the kitchen diner area is hardwood flooring and fitted with wall and base units with roll top work surfaces, sink drainer unit with mixer tap, electric hob, oven and hood, fridge, microwave and all other utensils will be included in the sale.

**Bedroom one:** Window to side, fitted wardrobes and drawers, carpet with bed and bedding included in the sale.

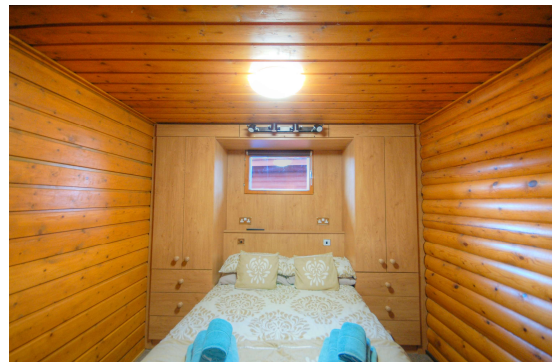
**Bathroom/WC:** Shower in cubicle, window to rear, low level WC, pedestal wash hand basin, tiled floor, all towels included in the sale.

**Externally:** To the front is a veranda, perfect for relaxing on a summer evening with a glass of wine or two! Also with parking for two cars.

### TENURE

Lease, ground rent and maintenance details have been provided by the seller however the accuracy cannot be guaranteed as we have been unable to verify them by means of current documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

M00006460/CD/RE/6.12.19/V.1



Score	Energy rating	Current	Potential
92+	A		113 A
81-91	B		
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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