



## River View

### Ovingham

- End Terrace Cottage
- One Bedroom
- Communal Green Area
- Stone Built
- No Onward Chain
- Parking

**OIEO £ 180,000**

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ROOK  
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SAYER

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# 1 River View

Ovingham, NE42 6AH

THIS CHARMING STONE BUILT COTTAGE IS NESTLED ON THIS SOUGHT AFTER STREET IN THE VILLAGE OF OVINGHAM. THE PROPERTY IS AVAILABLE WITH NO ONWARD CHAIN AND OFFERS VIEWS OVER THE VILLAGE GREEN WHICH HOSTS THE ANNUAL GOOSE FAIR. THE PROPERTY HAS BEEN SIGNIFICANTLY IMPROVED BEFORE COMING TO THE MARKET, WITH NEW KITCHEN AND SHOWER ROOM. THE PROPERTY IS ACCESSED THROUGH A STABLE DOOR IN TO A STYLISH KITCHEN WITH EXPOSED STONEMWORK, YOU THEN ENTER A LOVELY LIVING SPACE WITH STONE INGLENOOK FIREPLACE AND LOG BURNER. UPSTAIRS THERE IS A LARGE DOUBLE BEDROOM WHICH WITH SOME RECONFIGURATION AND THE RELEVANT CONSENTS COULD BE SPLIT IN TO TWO SMALLER DOUBLE BEDROOMS. THE SHOWER ROOM IS NEWLY FITTED AND IS SUPER STYLISH WITH PLENTY OF STORAGE. THERE IS PARKING AVAILABLE AT THE PROPERTY AND ACCESS TO THE VILLAGE GREEN. THIS WOULD MAKE AN EXCELLENT PURCHASE FOR FIRST TIME BUYERS, DOWN SIZERS, COUPLES OR AS A HOLIDAY LET. CALL US NOW TO ARRANGE A VIEWING AND AVOID DISAPPOINTMENT.

The accommodation:

Kitchen: 9'1"2.77m x 7'7" 2.31m

Stable door, UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating sink and drainer, integrated hob and oven, plumbed for washing machine, exposed stonework and vertical radiator.

Lounge: 18'7" 5.66m into alcoves x 14'11" 4.55m

UPVC window, stone inglenook and log burner, wood panelling, exposed staircase and radiator.

Bedroom One: 15'2" 4.62m max x 12'5" 3.78m into alcove

Two UPVC windows and radiator.

Shower Room: (newly fitted)

UPVC window, large walk in shower, low level wc, vanity was hand basin, storage, fully tiled and heated towel rail.

Externally:

The property has a communal green area and benefits from parking.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

RY00006590/VS/EW/12.12.2023/V.1.

Council Tax Band: B

EPC Rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**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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