



Nottingham Court Bedlington

- Detached House
- In need of refurbishment
- Gardens Front and Rear
- Early Viewings Recommended
- Popular Estate
- EPC:C/Council Tax:D/ Freehold

Offers In The Region Of £210,000

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ROOK
MATTHEWS
SAYER

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Nottingham Court Bedlington

Entrance

UPVC entrance door

Entrance Hallway

Stairs to first floor landing, laminate flooring, double glazed window to side, radiator.

Cloaks/WC

Low level WC, wash hand basin, extractor fan, single radiator

Lounge 12'11 x 15'03 into bay (3.94m x 4.65m)

Double glazed bay window to front, single radiator, laminate floor, television point, telephone point.

Kitchen/Dining Room 12'05 + door recess x 18'00 (3.78m x 5.49m)

Double glazed window to rear, radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, plumbed for dishwasher, vinyl floor, double glazed patio doors to rear.

Utility Room

Double glazed door to side, fitted wall, base units and work surfaces, stainless steel sink unit with dual taps, boiler.

First Floor Landing

Bedroom One 11'10 x 11'02 (3.61m x 3.40m)

Double glazed window to rear, fitted wardrobes, coving to ceiling.

Bedroom Three 10'03 x 9'09 (3.12m x 2.97m)

Double glazed window to rear, radiator, fitted wardrobes.

Bedroom Four 10'04 x 7'11 (3.15m x 2.41m)

Double glazed window to the rear, radiator.

Bathroom/WC 7'10 x 6'11 (2.39m x 2.11m)

Three-piece white suite comprising; bath, pedestal wash hand basin, low level WC, double glazed window to, radiator, part tiling to walls, laminate flooring.

Second Floor Landing

Double glazed window to side, single radiator

Bedroom Two (Top Floor) 11'01 x 13'09 (3.38m x 4.19m)

Two skylights, loft access, radiator, built in cupboard.

En-Suite

Double glazed window to rear, low level wc, pedestal wash hand basin, radiator, shower (mains), laminate flooring.

External

Front Garden laid mainly to lawn, driveway leading to garage. Rear garden laid mainly to lawn, patio area.

Attached single garage with up and over door.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Garage, driveway providing off street parking.

MINING

The property is known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

RISKS

Flooding in last 5 years: No

Risk of Flooding: Zone 2

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

COUNCIL TAX BAND: D

EPC RATING: C

BD007778CM/SO17.1.24.V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 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.

16 Branches across the North-East

