



## Octavia Close Bedlington

- Semi Detached Bungalow
- Two Bedroom
- Chain Free
- Driveway
- EPC:E/Council Tax:B/Freehold

**Offers In The Region Of £175,000**



01670 531 114  
82 Front St, Bedlington, NE22 5UA

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[bedlington@rmsestateagents.co.uk](mailto:bedlington@rmsestateagents.co.uk)



# Octavia Close

## Bedlington

### Entrance

Composite entrance door, window to front.

**Entrance Hallway** 6'52ft x 4'67ft (1.96m x 1.42m)  
laminate flooring, storage cupboard.

**Lounge** 17'84ft into bay window x 11'07ft (5.38m x 3.53m)

Double glazed bay window to front, double radiator, electric fire, television point, telephone point, coving to ceiling, wood effect laminate flooring.

### Inner Hallway

Loft access, cupboard, wood effect laminate flooring.

**Kitchen** 9'23ft x 7'88ft (2.79m x 2.33m)

Double glazed window to side, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work top surfaces, co-ordinating sink unit and drainer with tap, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, integrated fridge/freezer and washing machine, laminate flooring, storage cupboard.

### Conservatory

Dwarf wall, double glazed windows, laminate flooring.

**Bedroom One** 9'05ft to wardrobes x 11'02ft (2.77m x 3.35m)

Double glazed window to rear, single radiator, fitted wardrobes.

**Bedroom Two** 8'61ft x 8'01ft (2.59m x 2.44m)

Double glazed patio doors to conservatory.

**Conservatory** 8'65ft x 8'43ft (2.59m x 2.54m)

Wood effect laminate flooring, spotlights, double doors to rear garden.

**Bathroom** 6'45ft x 5'50ft (1.96m x 1.68m)

Three-piece white suite comprising of; shower cubicle (electric), wash hand basin (set in vanity unit), low level wc, double glazed window to side, heated towel rail, part tiling to walls, tiled flooring, cladding to shower area.

### External

Front garden laid mainly to lawn, flower beds, driveway providing off street parking. South facing rear garden laid mainly to lawn, patio area, bushes and shrubs, garden shed.

### PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: gas

Broadband: none

Mobile Signal Coverage Blackspot: no

Parking: driveway

### MINING

The property is not 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.

### 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: B

EPC RATING: E

BD007955CM.S021.2.24.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	49 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.

16 Branches across the North-East

