



**ROOK  
MATTHEWS  
SAYER**

EPC: B  
Council Tax: D  
Tenure: Freehold

**Tavern Close, Cramlington**  
**£250,000**

# Tavern Close, Cramlington

- Stylish Four Bedroom Town House
- Open Plan Living To Ground Floor
- Two Bathrooms
- Close To Cramlington Town Centre
- Good Room Sizes Throughout
- EPC:B / Council Tax Band:D /Tenure: Freehold

£250,000

## Entrance

Entrance door.

## Entrance Hallway

Stairs to first floor landing, tiled flooring , radiator.

## Cloaks/Wc (Loo-tility)

Low level Wc, tiled flooring, radiator, plumbed for washing machine, space for dryer.

## Lounge open lounge -dining kitchen 35'06 into bay x 17'01 (10.66m x 5.18m)

Two radiators, television point, bifold doors to rear garden, part tiled flooring. Double glazed bay window to front, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink and drainer with mixer tap, built in electric fan assisted oven, induction electric hob with extractor fan above, integrated fridge/freezer, dishwasher and microwave, tiling to floor, double storage cupboard, spotlights.

## First Floor Landing

Built in storage cupboard, radiator.

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## 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.*

BD007903/CM/SO/15.11.23/V.1

## Bedroom One 10'02 x 11'05 to wardrobes (3.10m x 3.48m)

Double glazed window to rear, radiator, sliding door fitted wardrobes, television point.

## En-Suite

Double glazed window to rear, low level wc, wash hand basin, shower cubicle, part tiling to walls, heated towel rail, tiling to floor.

## Bedroom Two 10'02 x 10'00 into bay (3.10m x 3.05m)

Double glazed window to front, feature radiator.

## Bedroom Four 8'11 x 10'05 (2.72m x 3.18m)

Double glazed windows to rear, radiator, sliding door fitted wardrobes.

## Bathroom 5'08 x 7'10 (1.73m x 2.39m)

Double glazed window to rear, panelled bath with waterfall mains shower over, wall mounted wash hand basin, low level wc, heated towel rail, tiling to walls.

## Bedroom Three 13'06 x 8'11 (4.12m x 2.62m) Top Floor

Two double glazed windows to rear, radiator, built in cupboard.

## External

Rear Garden laid mainly to lawn, patio area.

## Garage

Detached single garage, up and over door, power and lighting.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Simply a must view property well located for access to the train station and good road links this four bedroom townhouse has modern and stylish presentation throughout. A fabulous family home, the property is also only a short distance from the main town centre where you will find a good range of shops and supermarkets, leisure facilities and a good range of bars and restaurants. Comprising briefly; spacious entrance hallway leading to the open plan lounge, dining area and fitted kitchen with wc/utility, stairs to the first-floor landing, two double bedrooms and family bathroom, stairs to the second floor landing, two further bedrooms with en-suite to master. Externally there is a lawned garden to the rear with patio area and access to the single detached garage and double driveway. (Access to the property is via a shared driveway to the front) Early viewings are strongly advised to avoid disappointment.**



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