



East Lea

Newbiggin-By-The-Sea

- Mid Terraced House
- Three Bedrooms
- Double Glazed
- Coastal Location
- Front and Rear Garden

£ 85,000



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PROPERTY DESCRIPTION

ENTRANCE

UPVC Door

ENTRANCE HALLWAY

Stairs to first floor landing, single radiator.

LOUNGE 12'6 (3.81) INTO ALCOVE x 12'5 (3.78)

Double glazed window to front, door to rear, fire surround with stove inset and hearth, television point.

KITCHEN/DINING ROOM 15'5 (4.70) x 10'1 (3.07)

Double glazed window to rear, double radiator, range of wall, floor and sink 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 double oven, electric hob with extractor fan above, plumbed for washing macine, laminate flooring, double glazed door to rear.

FIRST FLOOR LANDING

Loft access and ladders

BEDROOM ONE 8'11 (2.72) x 12'1 (3.68)

Double glazed window to front, single radiator.

BEDROOM TWO 8'10 (2.69) x 8'7 (2.62)

Double glazed window to rear, single radiator.

BEDROOM THREE 6'2 (1.88) max x 10'10 (3.30)

Double glazed window to front, single radiator.

BATHROOM/WC

3 piece suite comprising: panelled bath, pedestal wash hand basin, low level WC, double glazed window to rear, single radiator, part tiling to walls, single radiator, laminate flooring

FRONT GARDEN

Laid mainly to lawn, metal fencing.

REAR GARDEN

Low maintenance garden

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Solid fuel

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On street 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 of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: A

EPC RATING: D

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