



## Ovingham Gardens

Wideopen

- No onward chain
- Two bedrooms
- UPVC double glazing
- Traditional semi detached bungalow
- Westerly facing garden
- Easy walking distance to shops, amenities and transport links

Offers Over **£ 165,000**

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# Ovingham Gardens, Wideopen

A well appointed traditional semi detached bungalow with westerly facing garden well placed within easy walking distance to shops, amenities and transport links. The property benefits from UPVC double glazing, gas fired central heating via combination boiler, driveway and attached garage, and is available for sale with no onward chain.

## ENTRANCE DOOR LEADS TO:

### ENTRANCE HALL

Part glazed entrance door, access to roof space via loft ladder.

### LOUNGE 15'0 x 12'0 (4.57 x 3.66m)

Double glazed bay window to front, cast iron fire place, radiator.

### KITCHEN 8'5 x 8'3 (2.57 x 2.51m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in gas hob, space for automatic washer, wall mounted combination boiler, door to garage, double glazed window to rear.

### BEDROOM ONE 13'3 x 12'1 (4.04 x 3.68m)

Double glazed French doors to rear, feature fireplace.

### BEDROOM TWO 9'9 x 9'3 (2.97 x 2.82m)

Double glazed window to front, radiator.

### BATHROOM/W.C.

Three piece suite comprising: panelled bath with shower over, low level WC, pedestal wash hand basin. Tiled walls, radiator, double glazed frosted window.

### FRONT GARDEN

Lawned area, driveway.

### REAR GARDEN

Laid mainly to lawn, patio, westerly facing.

### GARAGE

Attached double timber doors, light and power points, access to the rear garden via a half panel double glazed multi-point locking UPVC door, UPVC double glazed window to rear.

## PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband: Fibre  
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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: [xx] years from [xDate]

Ground Rent: £16 per annum. Planned increase TBC

Service Charge: N/A

Any Other Charges/Obligations: N/A

## COUNCIL TAX BAND: C

## EPC RATING: D

GS00014942.DJ.PC.02.04.24.V.2

**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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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