



## Redewater View

### Rochester

Presenting a delightful end of terrace house for sale, brimming with potential and awaiting a new lease of life. This humble abode is in need of slight modernisation, making it the perfect canvas for both investors seeking a rewarding project and families looking to create their dream home located within the Northumbrian National Park.

# £250,000

01661 860 228  
Ash House, Bell Villas, Ponteland, NE20 9BE

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





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## PROPERTY DESCRIPTION

The property boasts two spacious reception rooms. Reception room #1 offers splendid open views and is adorned with a charming log burner, assuring cosy nights in during the colder months. Reception room #2 doubles as a study, providing a tranquil space for work or study, and also provides access to a sun room.



The kitchen is a bright, open-plan space filled with natural light, offering a dining area to enjoy meals and a separate walk-in pantry for additional storage needs.

The property benefits from two double bedrooms. The master bedroom is a generously proportioned space with a feature fireplace adding a touch of character. Bedroom #2 is also a double and comes with a storage cupboard and its own fireplace, creating a warm and inviting atmosphere.



The house features a spacious bathroom which is equipped with a walk-in shower for your convenience.

Unique features of this property include outbuildings, a fireplace, and no upper chain. The location is also noteworthy with its close proximity to local amenities, green spaces, walking and cycling routes. This property also benefits from a separate garden over the road with green house and lawn.



In conclusion, this is a fantastic opportunity to acquire a property with great potential and unique features. It's ready for you to make your mark and transform it into a wonderful home.

Living Room: 15'03" x 12'07" - 4.65m x 3.84m

Kitchen: 15'03" x 17'00" (max) - 4.65m x 5.18m

Study: 15'03" x 15'10" - 4.65m x 4.83m

Pantry: 10'03" x 8'00" (max) - 3.12m x 2.44m

Bedroom One: 15'03" x 13'04" (into alcove) - 4.65m x 4.06m

Bedroom Two: 15'03" x 12'07" (into alcove) - 4.65m x 3.84m

Bathroom: 11'05" x 8'01" - 3.48m x 2.46m

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: SEPTIC TANK

Heating: OIL AND LOG BURNER

Broadband: CABLE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY AND GARAGE

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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**





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		72 <b>C</b>
55-68	<b>D</b>		
39-54	<b>E</b>	44 <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		



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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

