



## Hencotes Court

### Hexham

- End Town House
- Two Bedrooms
- Integral Garage
- Open Aspect
- Driveway Parking
- Convenient Location

Offers Over **£250,000**

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# Hencotes Court, Hexham

## PROPERTY DESCRIPTION

Extremely convenient location within central Hexham offering generous off street parking and a very pleasant open outlook from the elevated lounge.

The property is entered from the driveway into a spacious well-lit entrance hallway offering doors to garage, utility room and ground floor wc, as well as stair case to first floor.

The utility room is a great space with a fantastic range of base and wall units offering storage as well as plumbing for utilities and sink with drainer unit. From the Utility Room, there is an external door to rear garden.

The ground floor wc is a generous size with low level wc and hand wash basin beneath high level frosted window.

The integral garage is a great size and offers plenty of space for car parking and/or workshop or storage.

From the entrance hallway, stairs lead up to the first floor landing, from which the kitchen and lounge are accessed.

The kitchen is situated to the rear elevation, taking advantage of the open views over the garden and beyond. This room is fitted out with a comprehensive range of base and wall units and sink unit with drainer below the window, enjoying the views.

The lounge is situated to the front elevation with a large picture window offering a very satisfying open view of the world passing by the window. This room is flooded with afternoon and evening sun through the large window so offers a great space to unwind and relax.

From the first floor landing, stairs lead up to the second floor which occupies both bedrooms and the family bathroom.

Both bedrooms are doubles and offer views to the front or rear respectively, benefitting from fitted wardrobes. The family bathroom is again spacious comprising bath, shower cubicle, low level wc and hand wash basin.

## INTERNAL DIMENSIONS

Utility: 10'6 x 7'0 (3.20m x 2.13m)

Wc: 6'11 x 3'4 (2.11m x 1.02m)

Garage: 16'9 x 10'8 (5.11m x 3.25m)

Lounge: 17'10 x 12'9 taken at the widest point (5.44m x 3.89m)

Kitchen: 10'10 x 10'6 (3.30m x 3.20m)

Bedroom One: 11'10 plus wardrobes x 10'10 (3.61 x 3.30m)

Bedroom Two: 10'7 x 9'11 plus wardrobes (3.23m x 3.02m)

Bathroom: 8'1 x 6'6 (2.46m x 1.98m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: ADSL Copper Wire

Mobile Signal / Coverage Blackspot: No

Parking: Driveway and Garage

## 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: C

## EPC RATING: TBC

HX00006517.BJ.MR.10.04.2025.V.1

**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.

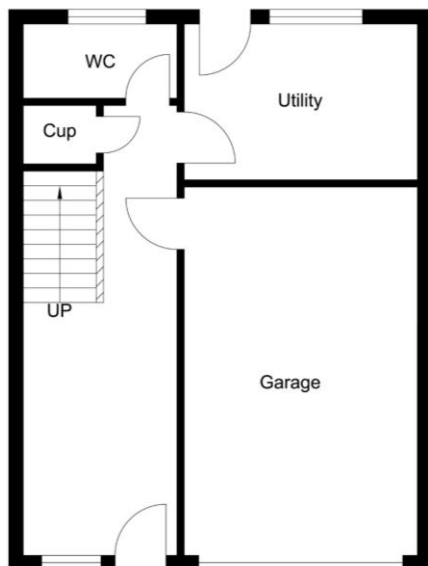
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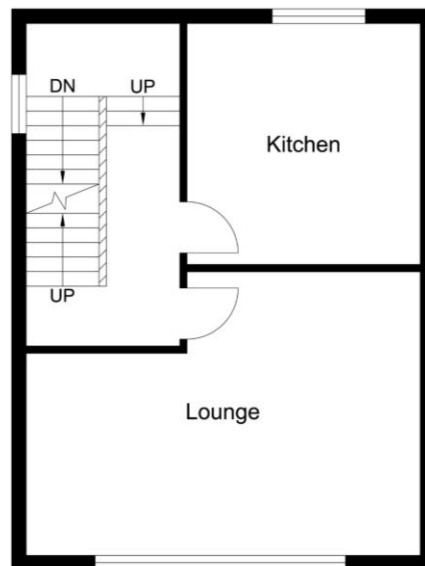




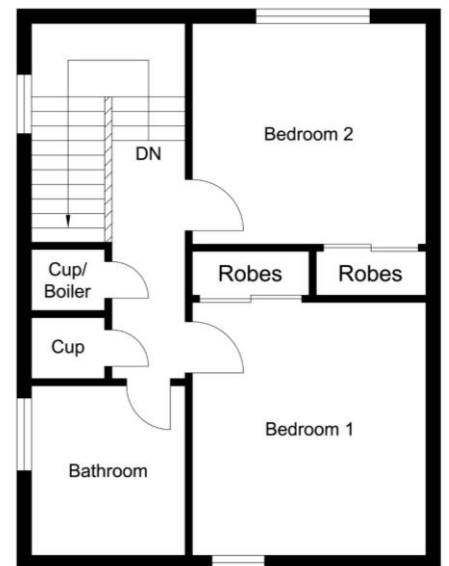
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Ground Floor



First Floor



Second Floor

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