



## Meldon Terrace

Newbiggin-by-the-sea

- Two Bedroom Mid Terrace
- Close to Newbiggin Beach
- Modern Fitted Kitchen
- Very Well Presented

**£ 135,000**



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## PROPERTY DESCRIPTION

### ENTRANCE HALLWAY

Part glazed entrance door, stairs to first floor landing.

### LOUNGE 15'2 (4.62) into alcove x 12'2 (3.71)

Double glazed window to front, double radiator, fire surround with inset and hearth, electric fire, built in storage cupboard, television point, coving to ceiling.

### KITCHEN 16'4 (4.98) x 7'2 (2.18)

Double glazed window to rear, single radiator, range of wall, floor and drawer units with co ordinating square edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge, laminate flooring.

### FIRST FLOOR LANDING

Loft access.

### BEDROOM ONE 18'9 (5.72) into alcove x 8'11 (2.72)

Double glazed window to front, single radiator, laminate flooring.

### BEDROOM TWO 11'1 (3.38) into alcove x 10'9 (3.28)

Double glazed window to rear, single radiator, laminate flooring.

### SHOWER ROOM/WC

3 piece suite comprising: large shower cubicle, wash hand basin (set in vanity unit), low level WC, double glazed window to rear, double radiator, laminate flooring, panelling to walls in shower, airing cupboard.

Currently used as a holiday let, the furniture could be available by separate negotiation.

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

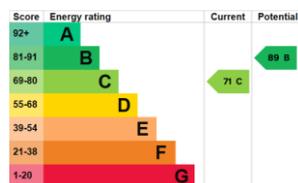
Parking: On street.

### 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:** Exempt- Current rateable value (1 April 2023 to present) £2,400

**EPC RATING:** C



AS00010214.GD.LD.13/05/2025.V.1



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