



Rennington Village

Alnwick

- Mid-terrace cottage
- No chain
- Gardens
- Open aspect to front
- Outbuildings
- Village location

Guide price £225,000



18 Rennington Village

Alnwick NE66 3RS

A traditional and charming stone cottage located in the sought-after Northumberland village of Rennington, only a few miles inland from Embleton, Low Newton and Craster, and approximately 5 miles from the historic town of Alnwick.

The stunning aspect from the long front garden of the cottage offers wonderful open views, whilst a sizeable piece of land across the lane at the rear of the property has been landscaped, providing a private and enclosed garden. Inside, the accommodation has a spacious lounge with room for a table and chairs, a double bedroom, kitchen and bathroom. Having been refurbished by the current vendors following their purchase 12 years ago, the property has been re-fitted with a new kitchen and bathroom, as well as cosmetic updating, new front and rear doors, guttering and insulation.



ENTRANCE HALL

Double glazed composite door | Doors to bedroom and lounge

BEDROOM ONE 10' 2" x (14' 1" into alcove) (3.10m x 4.29m)

Double glazed window | Radiator | Loft access

LOUNGE 14' 2" x 14' 6" (4.31m x 4.42m)

Double glazed window | Radiator | Storage cupboard housing hot water tank | Fireplace with electric fire



REAR HALL

Double external door | Loft access | Doors to lounge, bathroom and kitchen

BATHROOM

Double glazed frosted window | Bath with electric shower and glass screen | Wash hand basin with cabinet | Close coupled W.C. | Ladder style heated towel rail | Downlights | Extractor fan | Cushioned vinyl flooring

KITCHEN 5' 6" x 11' 6" (1.68m x 3.50m)

Double glazed window | Radiator | Part tiled wall | Downlights | Cushioned vinyl flooring | Fitted wall and base units | space for electric cooker | 1.5 Stainless steel sink | Space for fridge freezer | space for washing machine



FRONT GARDEN

Lawn | hedged boundaries

REAR GARDEN

Two stone outhouses | Separate private gravelled garden

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Oil
Broadband: None
Mobile Signal Coverage Blackspot: NO
Parking: There is a right of access leading to a private lane at the rear of the cottage. The residents park alongside their property, leaving sufficient space for the neighbouring properties to access their land.

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.

RESTRICTIONS AND RIGHTS

Restrictions on property? YES – Can’t be used as a holiday let rental
Public rights of way through the property? NO, although there is a right of access via a path at the front of the cottages and lane at the rear for neighbouring residents.

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: A

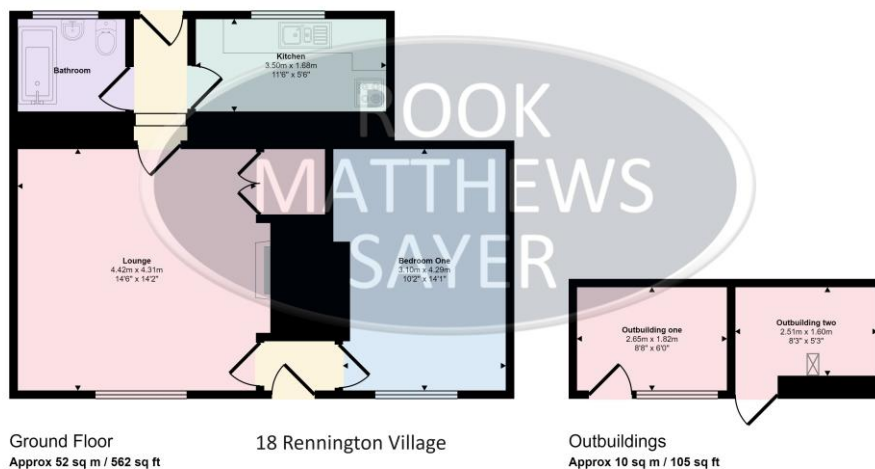
EPC RATING: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		





Approx Gross Internal Area
62 sq m / 667 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Version 1.0

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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

