



Victoria Terrace | Bedlington | NE22 5QB

**£60,000**

Ideally located for local amenities and transport links this ground floor flat will make a ideal first time home or buy to let property. Well presented throughout it offers two bedrooms, lounge, kitchen and modern bathroom. Externally to the rear it has a private yard, off street parking and a substantial private garden. Viewing is recommended to appreciate what this property has to offer.

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**Ground Floor Flat**

**Private Garden To Rear**

**Two Bedroom**

**Council Tax: A**

**No Upper Chain**

**EPC:C**

**Close To Local Amenities**

**Leasehold**

For any more information regarding the property please contact us today

#### Entrance

Upvc entrance door.

Lounge 18.23ft x 12.27ft (5.53m x 3.71m)

Double glazed window to the rear, double radiator, fire surround with electric fire, 3 built in storage cupboards, television point.

Kitchen 13.14ft x 6.82ft (3.99m x 2.03m)

Double glazed window to side, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, space for cooker, space for fridge, plumbed for washing machine, cushion flooring, double glazed door to the rear.

Bedroom One 13.2ft x 1.96ft (4.0m x 6.5m)

Double glazed window to front, radiator.

Bedroom Two 10.2ft x 15.1ft (3.1m x 4.6m)

Double glazed window to front, single radiator, built in cupboard.

Bathroom 6.94ft x 5.53ft (2.06m x 1.65m)

Three piece white suite comprising panelled bath, wash hand basin set in vanity unity, low level wc, heated towel rail, cladding to walls, laminate flooring, extractor fan.

#### External

Low maintenance garden to the front.

Rear garden laid mainly to lawn.

Private rear yard, allows access.

Driveway to the rear for parking.

**T: 01670 531114**

**Bedlington@rmsestateagents.co.uk**

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas Central Heating  
Broadband :Fibre  
Mobile Signal Coverage Blackspot: No  
Parking: Driveway

#### 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.

#### ACCESSIBILITY

This property has accessibility adaptations:  
Suitable for wheelchair users, level access.

#### 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 999 years from 17/07/1992  
Ground Rent: N/a  
Service Charge: N/a  
Peppercorn Lease

#### COUNCIL TAX BAND: A

#### EPC RATING: C

BD008631SB/WE20.08.2025.V.1.



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 69 C    | 74 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**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



**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.

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