



Foxglove Court | Cramlington | NE23 8FR

Offers In Excess £175,000

Located in the popular estate of West Meadows in Cramlington this delightful semi detached house will appeal to first time buyers and investors. It has excellent access to transport links and amenities which makes it even more desirable. On the ground floor it has kitchen/diner and lounge with french doors to the rear and a downstairs wc. To the first floor two double bedrooms and a family bathroom. Externally parking for more than one car to the front and the rear has a private garden. Viewing is essential to appreciate this lovely home.

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Semi Detached House

Off Street Parking

Two Double Bedrooms

Rear Garden

Downstairs Wc

Popular Location

Off Street Parking

EPC:B/ Council Tax:B

For any more information regarding the property please contact us today

Entrance

Via composite door.

Entrance Hallway

Stairs to first floor landing, resin flooring, single radiator.

Downstairs Wc 5.14ft x 2.80ft (1.56m x 0.85m)

Low level wc, pedestal wash hand basin, extractor fan, single radiator.

Lounge 13.02ft x 13.05ft (3.96m x 3.97m)

Double glazed patio doors to rear, double radiator, television point, resin flooring.

Kitchen 11.92ft x 9.95ft (3.63m x 3.03m)

Double glazed window to front, double radiator, fitted with a range of range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, electric/ induction hob with extractor fan above, integrated fridge freezer and washing machine, resin flooring.

First Floor Landing

Loft access.

Bedroom One 13.02ft x 9.87ft (3.96m x 3.00m)

Double glazed window to rear, single radiator, television point.

Bedroom Two 13.10ft x 8.29ft (3.99m x 2.52m)

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

Bathroom 6.30ft x 6.60ft (1.92m x 2.01m)

Three piece white suite comprising of; panelled bath with mains shower over, wash hand basin (set in vanity unit), low level wc, double glazed window to side, part tiling to walls, laminate flooring, extractor fan.

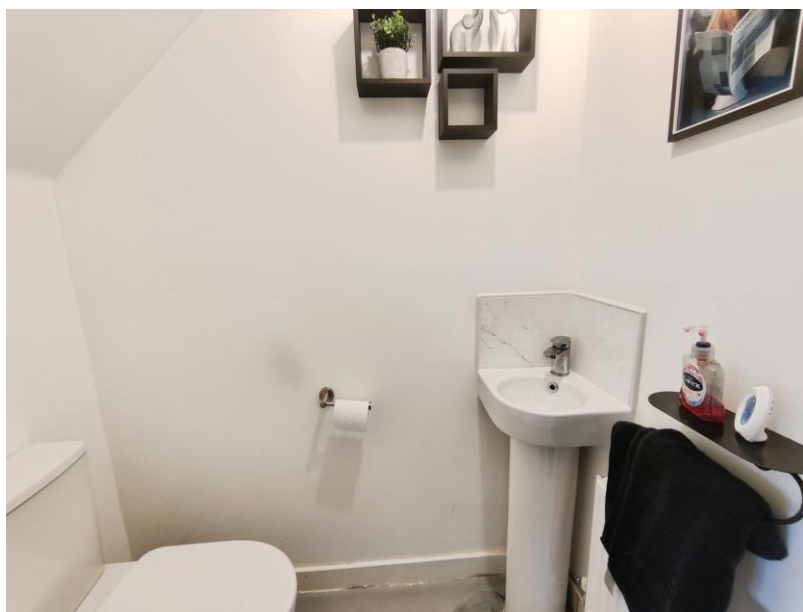
External

Low maintenance front garden, driveway. Rear garden laid mainly to lawn, patio area, fencing.

T: 01670 531114

Bedlington@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway, shared allocated parking bay

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.

AGENTS NOTE

There is an annual estate maintenance charge of £90.58.

BUILDING WORKS

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: B

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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	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.