



Rye Terrace | Hexham | NE46

Offers Over £130,000

Two-bedroom upper flat with no forwards chain in central Hexham location.

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TOP FLOOR FLAT

PRIVATE YARD

TWO BEDROOMS

FEATURE FIREPLACE

NO FORWARD CHAIN

ON STREET PARKING

DESIRABLE LOCATION

UPVC DOUBLE GLAZED

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

Superb upper flat in a very popular area of Hexham's west end with private rear yard.

This two-bedroom upper flat is offered with no forward chain, is in decent order and offers an ideal starter property or a great buy-to-let opportunity.

The property was refurbished circa 8 years ago and has been well cared for by the occupant since.

The property is entered via its own ground floor front door leading to a small lobby area and staircase.

The main landing offers cloaks hanging and doors to lounge, bedroom one and the bathroom.

The bathroom is generous in size, offering, WC, hand wash basin and bath with mains shower over.

Bedroom one is an impressive space with the original period fireplace taking centre stage. Plenty of alcove space for hanging and furniture also.

The lounge is situated to the rear of the flat with chimney breast, alcove storage and doors to both kitchen and bedroom two.

Bedroom two, again to the rear elevation is the smaller of the two but offers ample space for single bed and furniture. This would also make the perfect study space.

The professionally designed compact kitchen makes excellent use of the space and includes built in cooker and fridge. The kitchen is off the lounge and has a door leading to the rear staircase

Externally there is a private rear yard with sunny aspect and has gated access to the rear lane

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INTERNAL DIMENSIONS

Kitchen: 6'7 x 7'11 (2.01m x 2.41m)

Lounge: 13'1 x 11'2 into alcove (3.99m x 3.40m)

Bedroom One: 14'11 x 10'8 into alcove (4.55m x 3.25m)

Bedroom Two: 6'7 x 13'0 (2.01m x 3.96m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to Cabinet

Mobile Signal Coverage Blackspot: No

Parking: On Street

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.

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 05/08/2002

Service Charge: One Peppercorn if Demanded

COUNCIL TAX BAND: A

EPC RATING: C

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MINING





Ground Floor

First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 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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