



## Pringles Yard Alnwick

- Stone end-terrace house
- Two bedrooms
- Town centre location
- Freehold
- No chain

**Offers Over £150,000**



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# 2 Pringles Yard

Alnwick, Northumberland, NE66 1LA

A Freehold stone-built house located in the town centre of Alnwick in Northumberland. The property has two bedrooms and may particularly suit a buy-to-let investor or holiday let purchaser. It is a great location to live with the convenience of being so close to all the shops and facilities of the town and it has outside space at the front in the communal courtyard area. There is no onward chain, so it is ideal for a buyer looking for a speedy transaction.

Ground floor; the lounge has a fireplace and is open to the kitchen which is fitted with units and includes an integrated electric hob, oven and extractor hood.

First floor; the first-floor landing has a storage cupboard and leads to the bedrooms and bathroom. In the bathroom there is a mains shower over the bath and a glass shower screen.

## ACCOMMODATION

Lounge 13' 5" x 9' 0" (Min) (4.09m x 2.74m)  
 Kitchen 8' 8" x 13' 6" (2.64m x 4.11m)  
 First floor landing  
 Bathroom  
 Bedroom one 9' 8" x 10' 10" (2.94m x 3.30m)  
 Bedroom two 0 9' 3" x 10' 9" (2.82m x 3.27m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains  
 Water: Mains  
 Sewerage: Mains  
 Heating: Mains Gas central heating with radiators  
 Broadband: Our vendor has informed us that there is a cable connection, but this would need to be verified.  
 Mobile Signal Coverage Blackspot: No blackspot  
 Parking: On street parking

## 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.

## RESTRICTIONS AND RIGHTS

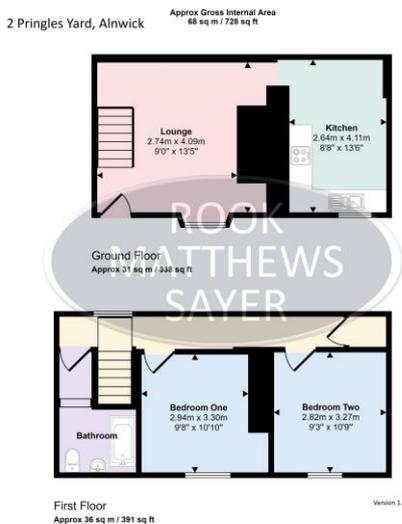
Listed? No  
 Conservation Area? Yes (according to Northumberland County Council website, the property is located within the Alnwick town centre conservation area)  
 Restrictions on property? No  
 Easements, servitudes or wayleaves? No  
 Public rights of way through the property? There isn't a public right of way, but there is a right of access through the shared courtyard for the neighbouring property.

## 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: D



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 Spraddy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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**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 relation to this property.

**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

