



## 13 Ord Terrace

Offers Over £100,000

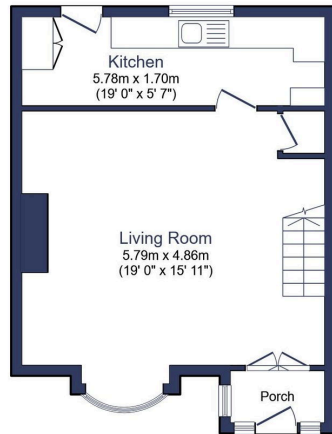
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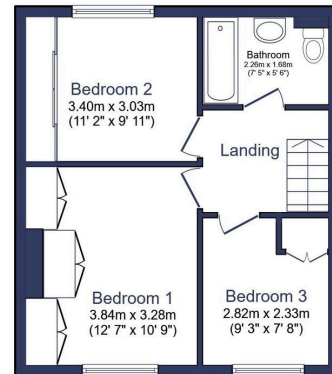
- Mid-Terraced Home
- First Floor Family Bathroom
- Galley-Style Kitchen
- Front Garden
- No Onward Chain
- Three Bedrooms All With Built-In Storage
- Generous Sized Living Room
- Off Street Parking & Garden Space To Rear (Annual Rental Agreement)
- Well Presented Throughout
- Close To Local Amenities



Offered to the market with no onward chain, this well proportioned home makes for an ideal first home or rental investment depending on your specific buying requirements. Beyond the enclosed entrance porch, there is a really spacious front aspect living room with a full width galley style kitchen beyond. To the rear, this property has the use of off street parking and a good sized garden, both of which are subject to a separate annual rental agreement of a modest amount. All three bedrooms at first floor level have the benefit of built-in storage and you'll find a three-piece family bathroom alongside. Located within reach of local amenities as well as the open green space & walks surrounding the River Wansbeck, there is plenty on offer with this attractively priced home.



**Ground Floor**



**First Floor**

Total floor area 80.2 m<sup>2</sup> (864 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

21/08/2024, 08:00 Energy performance certificate (EPC) - Flat in energy certificate - GYK/TK

Energy performance certificate (EPC)		
13 Out Terrace CROFTON NE30 5JG	Energy rating <b>C</b>	Valid until: 21 August 2034
		Certificate number: 4120-2088-0613-2108-1443
Property type	Mid-terrace house	
Total floor area	80 square metres	
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A to E.		
You can read <a href="https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions">guidance for landlords on the regulations and exemptions</a> <a href="https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions">https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions</a> <a href="https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions">https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions</a>		
<b>Energy rating and score</b>		
This property's energy rating is C. It has the potential to be B.		
<a href="#">See how to improve this property's energy efficiency.</a>		
		The graph shows this property's current and potential energy rating.
For properties in England and Wales: the average energy rating is D the average energy score is 60		

<https://find-energy-certificate.service.gov.uk/energy-certificates/4120-2088-0613-2108-1443?view=details>

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Registered company number is 12016573. VAT Registration Number is 327 4120 29