

BRUNTON

RESIDENTIAL



NEWBROUGH, HEXHAM, NE47

Offers In The Region Of £365,000

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SOUGHT AFTER LOCATION - SEMI-DETACHED - FOUR BEDROOM

Brunton Residential are delighted to offer to the market this beautifully presented four bedroom semi-detached home situated in the heart of the popular village of Newbrough approximately 5 miles north-west of the market town of Hexham.

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Accommodation briefly comprises; a large entrance hallway leading to a large lounge/living room, equipped with a wood-burning stove, a spacious kitchen-dining area with ample room and a compact pantry-style cupboard. Adjacent to the kitchen is a utility room, finishing the downstairs downstairs is a WC and a rear door to the garden. To the rear of the property is a double bedroom currently used as an Air BnB which last year generated approximately £5000 which is tax free income, the room is complete with an open plan kitchen, and ensuite shower room.

The first floor presents a master bedroom complete with fitted wardrobes, along with two additional bedrooms, one double and one single, accompanied by a bathroom with WC.

The exterior of the property features a front garden and a gravel driveway with room for two cars. In the rear, a paved path adds a touch of functionality, alongside the presence of a shed and greenhouse. The property also has 9 solar panels which generates an income approximately £1000 per annum.



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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : C

EPC RATING : D

SERVICES :



Total area: approx. 140.3 sq. metres (1509.9 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	83
	62
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	