

# BRUNTON

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## RESIDENTIAL



**KINGSGATE TERRACE, HEXHAM, NE46**

Offers Over £235,000

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Lovely, Stone Built Terrace Period Terraced Home Boasting a Superb Open Plan Lounge/Kitchen and Dining Space, Three Bedrooms, Ground Floor Family Bathroom & Private Enclosed Courtyard Garden.

This great, three-bedroom terraced home is ideally located on Kingsgate Terrace, Hexham. Kingsgate Terrace, which is tucked just off from Eilangate and Cockshaw, is perfectly placed with only a short walk from Hexham Town Centre with its wonderful array of shops, cafes and restaurants.

The property is also placed close to the delightful 'The Sele Park and Gardens' offering direct access to lovely open outside space. Hexham Railway Station is also located nearby offering excellent links into Newcastle City Centre and throughout the region.

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The internal accommodation comprises: Lobby, through to entrance hall with stairs leading to the first floor. A door then leads into the lounge with west facing window and fireplace, which is open to the kitchen/dining room. The kitchen area enjoys a wooden work-surfaces, with a ceramic sink and free-standing range cooker with a door leading out onto the rear courtyard and garden.

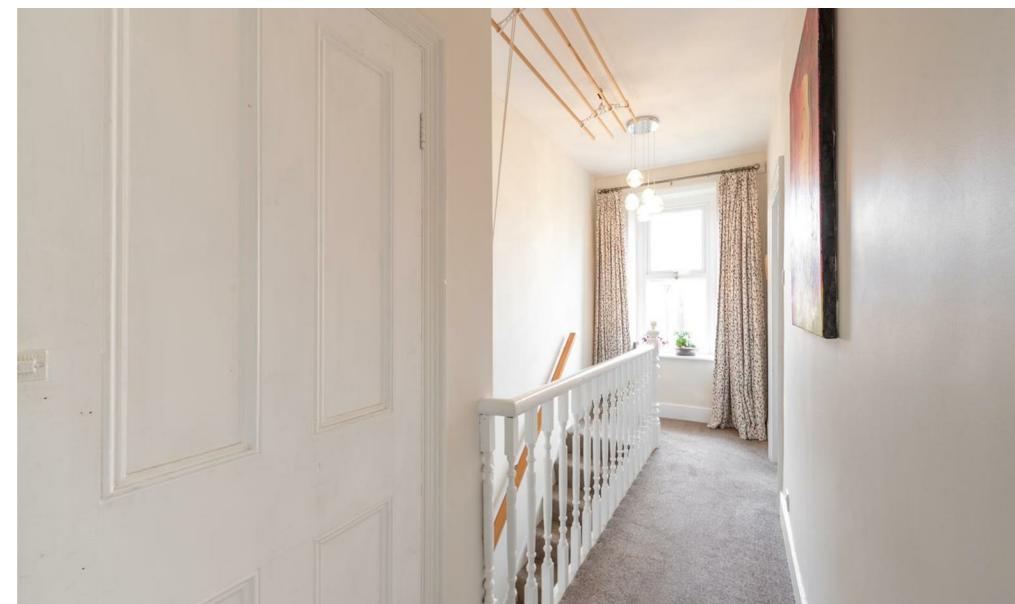
The ground floor also provides access to a family bathroom with three-piece suite.

The stairs then lead to the first floor and give access to three bedrooms, of which two are comfortable doubles.

There is also a first floor W/C which is accessed from the landing.

Externally, the property offers an enclosed courtyard/garden with timber storage shed, stone walled boundaries, raised planter and gated access out onto the rear service lane.

With double glazed windows, gas 'Combi' central heating and polished wooden flooring to the ground floor, this excellent terraced home simply demands an early inspection, and viewings are strongly advised.



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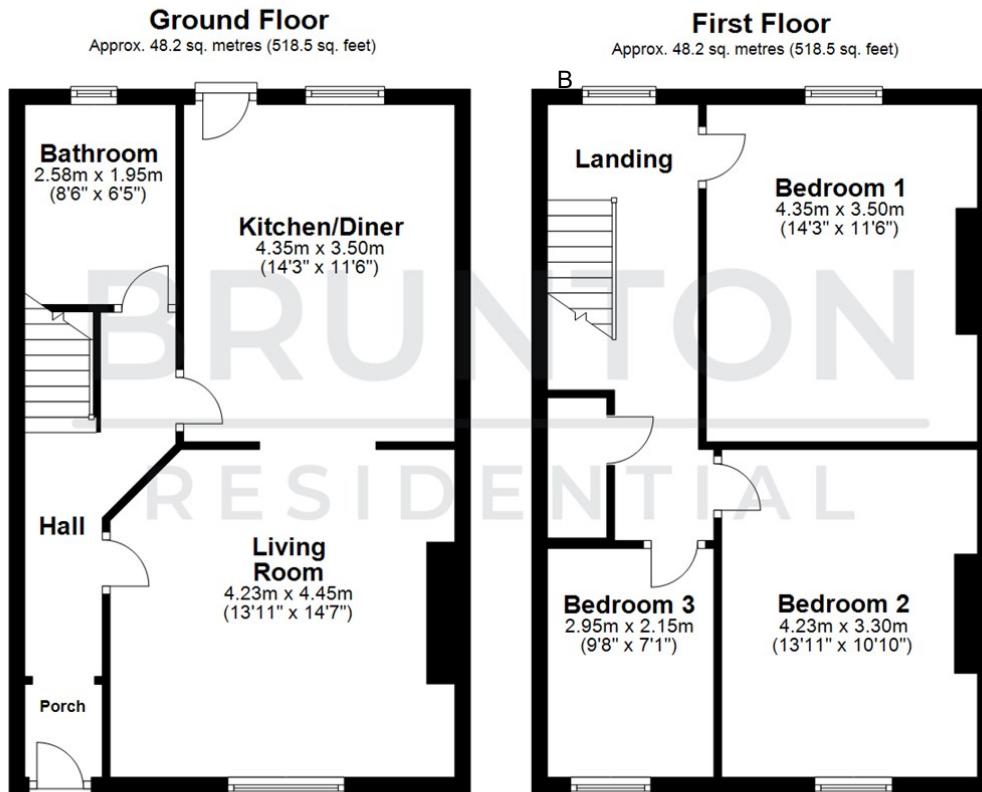
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland  
County Council

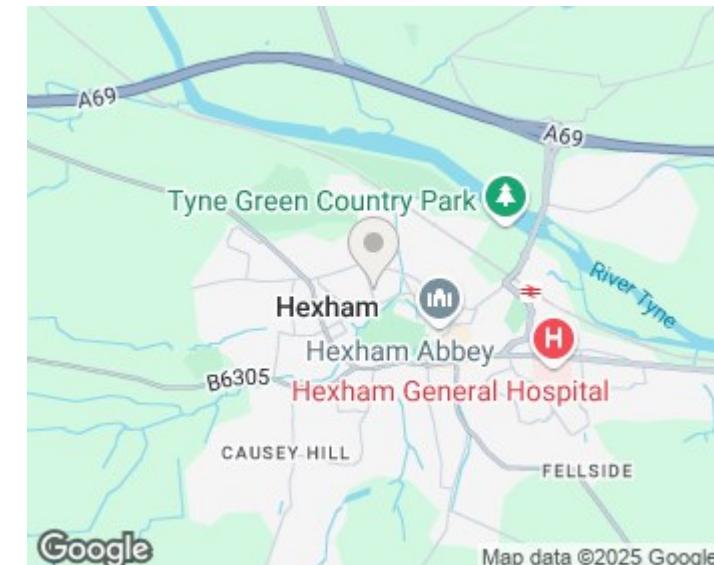
COUNCIL TAX BAND : B

EPC RATING : D



Total area: approx. 96.3 sq. metres (1037.0 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	83	83
(81-91) B	63	63
(69-80) C	63	63
(55-68) D	63	63
(39-54) E	63	63
(21-38) F	63	63
(1-20) G	63	63
Not energy efficient - higher running costs		

England & Wales

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A	83	83
(81-91) B	63	63
(69-80) C	63	63
(55-68) D	63	63
(39-54) E	63	63
(21-38) F	63	63
(1-20) G	63	63
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales