



4 Watling Street
Corbridge, NE45 5AG

youngsRPS 

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A gorgeous 2 bedroom, Grade II Listed period cottage in the centre of the sought after village of Corbridge.

- 2 bedroom
- Mid terrace
- Village centre
- Enclosed rear garden
- No onward chain
- Close to local amenities
- Ideal FTB Or investor property
- Accounts available on request



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Youngs Hexham 01434 608980



DESCRIPTION

From the entrance hallway which has the staircase to the first floor we continue into the main living room, that has an oversized sash window to the front and a focal feature fireplace at the heart of this lovely room. The inglenook stone fireplace has a gas stove set onto a stone flagged hearth, with a storage cupboard and shelving either side of the fireplace. Underneath the staircase the living room has a dining area set just off the kitchen. The solid wooden floors from the living area continue into the kitchen which is fitted with traditional wall and base units set underneath wooden surfaces. Integrated into the kitchen there is an electric oven, gas hob under extractor hood with a brushed steel splash back, washer / dryer, dishwasher and ceramic sink with drainer and mixer tap. The kitchen benefits from a large pantry currently housing fridge freezer and microwave. There is a lovely outlook to the fully enclosed, private rear garden that is south-east facing so benefits from the sun all day. The rear entrance hall has been cleverly designed with a ground floor shower room and WC to the back with sink unit incorporated into the main hall area.

The main bedroom is a welcoming and spacious double bedroom with an oversized wardrobe above the staircase, second integrated storage cupboard and traditional



feature sash window to the front. The second bedroom is another spacious double bedroom with fitted wardrobes and a lovely view over the garden. The family bathroom has a tile effect floor and partially tiled walls with a three piece white bathroom suite comprising; a bath with shower over, wash hand basin and a WC.

Externally, the property has south-east facing, low maintenance block paved & gravel rear garden with well stocked, raised flower beds.

LOCATION

Situated in the centre of Corbridge, the property is ideally located near to the village centre where you will find several bespoke local shops, coffee shops, butchers, and greengrocers. The village also benefits from local schools, GP practise and garage with and a full range of retail and leisure facilities as well as major supermarkets available in the Market Town of Hexham about 4.5 miles away. Corbridge train station offers additional public transport links, for the commuter rail services west to Carlisle and east to Newcastle Upon Tyne are regularly available in addition to the excellent road networks via the A68 and A69 dual carriageway.



CHARGES

Currently the property is subject to business rates as the property is classified as a holiday let.

SERVICES

Mains water, drainage, electric and gas are all connected.

SALE AS A BUSINESS

The sale of the property is also being offered as a going concern with occupation rate and annual figures for the cottage available on request.

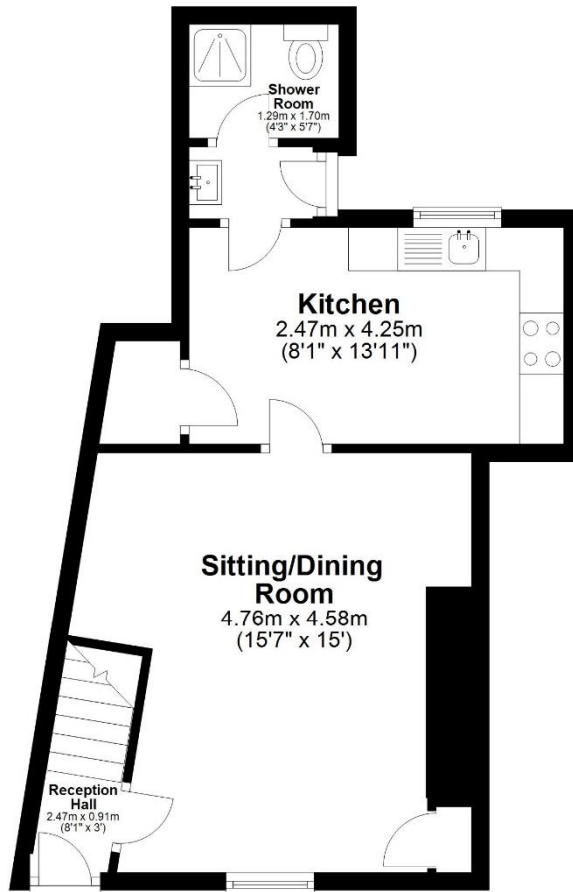
FREE MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.



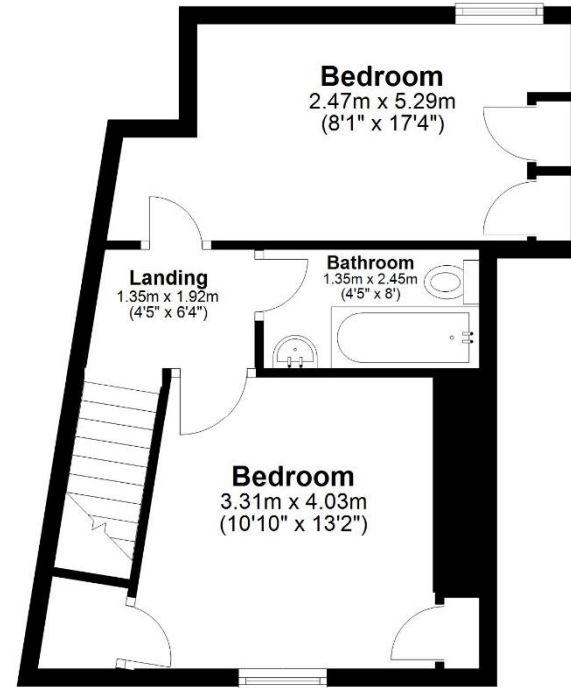
Ground Floor

Approx. 37.6 sq. metres (404.9 sq. feet)



First Floor

Approx. 34.0 sq. metres (366.2 sq. feet)



Total area: approx. 71.6 sq. metres (771.1 sq. feet)

4 Watling Street, Corbridge

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



R201

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