

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**2 ORAM CLOSE MORPETH NE61 1XF**



- Four Bedroom Detached
- Kitchen Diner & Conservatory
- Close To Town Centre
- Tenure: Freehold
- Services: Mains GCH, Electric, Water, Drainage & Sewage

- Double Garage & Driveway
- No Further Chain
- EPC: D
- Council Tax Band: D

**Price £365,000**



## 2 ORAM CLOSE MORPETH NE61 1XF

Situated in the highly sought-after Allery Banks area of Morpeth, this well-presented four-bedroom detached home is within easy reach of the town centre and train station. Offered with no onward chain, the property features an entrance hall, ground floor WC, open-plan dining kitchen, conservatory with separate utility area, and a spacious lounge. Upstairs, you'll find a master bedroom with en-suite, three further bedrooms, and a modern shower room/wc. Outside, there are front and rear gardens, a detached double garage, and a double driveway for off-street parking. The town centre offers excellent amenities, including shops, schools, cafes, and leisure facilities, making this the perfect home for families and professionals alike.

### ENTRANCE HALL

Entrance door to side leading to hallway with stairs to the first floor, radiator and double doors to the lounge.

### GROUND FLOOR WC

Fitted with a wc and wash hand basin. Double glazed window and radiator.

### LOUNGE

11'6" x 20'6" (3.52 x 6.26)

Double glazed window to the front, radiator and patio doors to the conservatory.



### ADDITIONAL IMAGE



### DINING ROOM

10'7" x 9'7" max (3.24 x 2.93 max)

Double glazed windows to the front and side, radiator and open plan to the kitchen.



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### KITCHEN

11'8" x 12'11" max (3.58 x 3.95 max)

Fitted with wall and base units with granite work surfaces and a central island, sink drainer unit with mixer tap and integrated oven, hob and dishwasher. Double glazed window to the side, single glazed window and door to the utility.



### ADDITIONAL IMAGE



### UTILITY

11'3" x 7'9" (3.45 x 2.38)

A conservatory style utility area with double glazed windows, tiled floor, plumbing for washing machine and external door to the rear garden.





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### CONSERVATORY

7'11" x 12'8" (2.42 x 3.87)

Can be accessed from the lounge or the utility and has double glazed windows and door to the rear garden.



### FIRST FLOOR LANDING

Access to the loft.

### BEDROOM ONE

12'10" x 11'9" including wardrobes (3.92 x 3.6 including wardrobes)

Double glazed window to the front, radiator and fitted wardrobes.



### ENSUITE

Fitted with a wash hand basin and an electric shower in cubicle.

Double glazed window to front and radiator.



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### BEDROOM TWO

9'10" x 11'6" including wardrobes (3 x 3.53 including wardrobes)

Double glazed window to the side, radiator, sliding door fitted wardrobes and built in storage cupboard.



### BEDROOM THREE

9'4" x 8'9" including wardrobes (2.87 x 2.68 including wardrobes)

Double glazed window to side, radiator and fitted wardrobes.



### BEDROOM FOUR

6'10" x 10'5" (2.09 x 3.2 )

Double glazed window to the rear, radiator.





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### BATHROOM/WC

Fitted with a wc, wash hand basin in vanity unit and a mains shower in cubicle. Double glazed window to the rear, heated towel rail.



### EXTERNALLY

The rear of the property has an enclosed garden with lawn, patio area and access to the garage. The front and side has a wrap around lawned garden.



### ADDITIONAL IMAGE



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### DOUBLE GARAGE

Detached double garage with up and over door.



### GENERAL INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they 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. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

As the agent we have not sought to verify the legal title of the property and verification must be obtained from a solicitor.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

### MATERIAL INFORMATION

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regard to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating - Mains GCH

Broadband and Mobile - Available - including Superfast and Ultrafast broadband. Mobile - Likely with the majority of suppliers. (Ofcom Broadband & Mobile Checker October 2024).

Flood Risk - Rivers & Sea Yearly Chance of Flooding - Very Low Risk - Yearly Chance of Flooding 2036 & 2069 - Very Low Risk - (Gov.uk Flood Risk Checker February 2025).

- Surface Water Yearly Chance of Flooding - Very Low Risk - Yearly Chance of Flooding 2040 & 2060 - Very Low Risk - (Gov.uk Flood Risk Checker February 2025).

Planning Permission - There are no current active planning permissions for Oram Close. For more information please see - <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> Checked October 2024.

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on a coalfield. Your legal advisor will be able to advise you of any implications of this.

### TENURE & COUNCIL TAX BAND

Freehold - We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure.

Council Tax Band: D - Source gov.uk Checked October 2024.

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## 2 ORAM CLOSE MORPETH NE61 1XF

### HMRC LAND REGISTRY

It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

### MORTGAGES

Why not make an appointment to speak to our Independent Mortgage Adviser?

### PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

Oracle Financial Planning Limited will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application.

### FLOOR PLAN

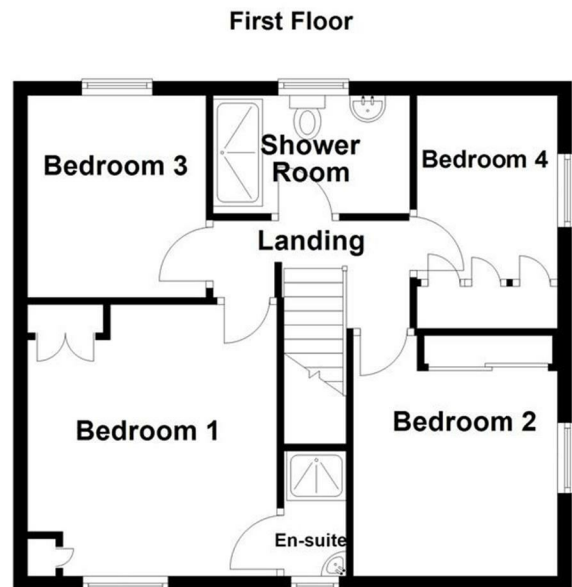
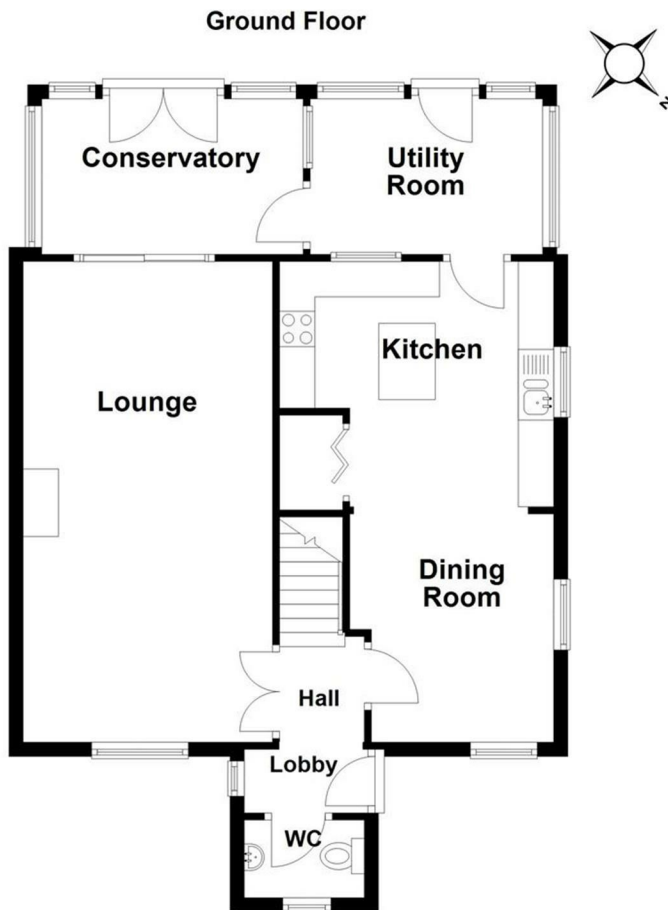
This plan is not to scale and is for identification purposes only.

### GOOGLE MAPS - GENERAL NOTE

If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

### VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533



Total area: approx. 121.7 sq. metres (1310.3 sq. feet)  
**Oram Close**

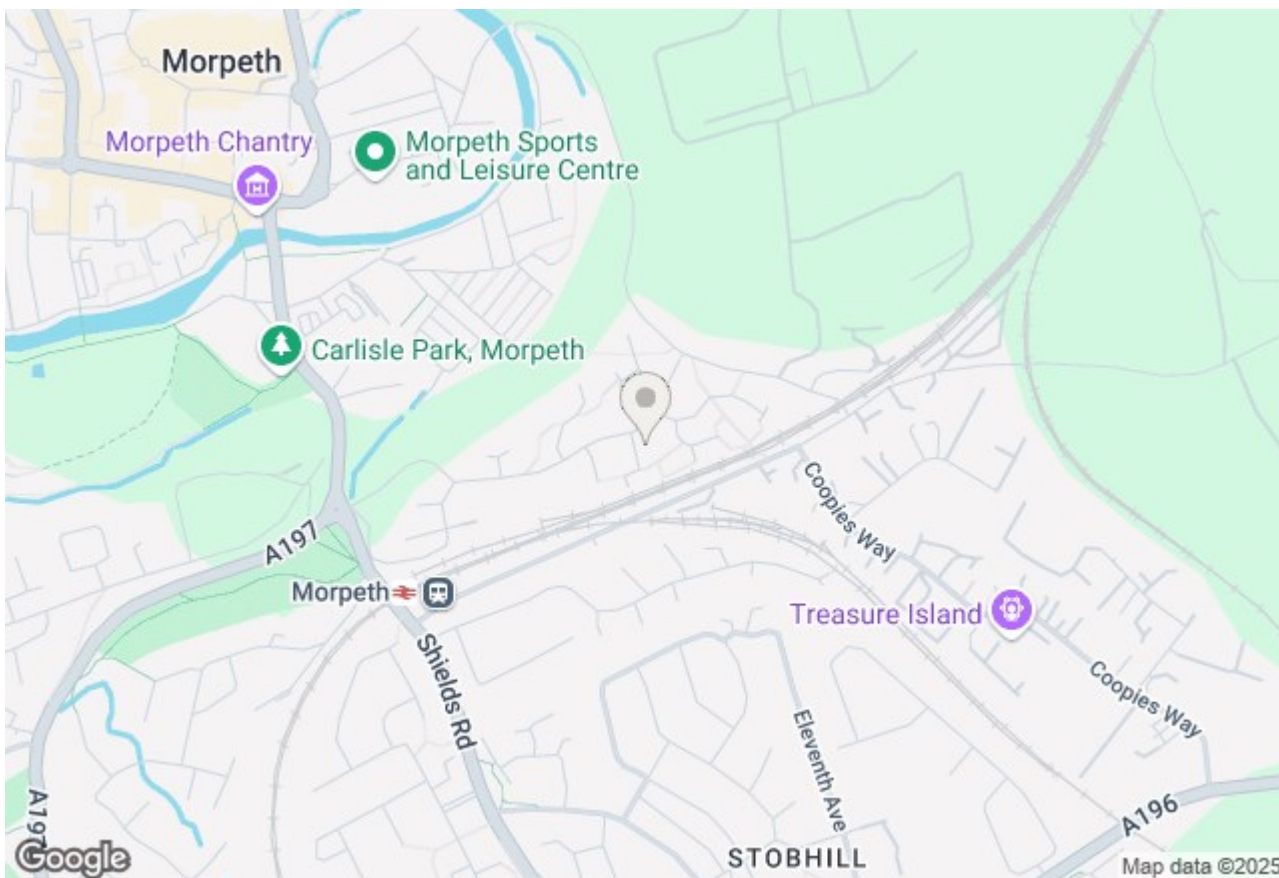


## Energy Efficiency Rating

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

## Environmental Impact (CO<sub>2</sub>) Rating

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



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