



The Maltings

Rothbury

- Semi-detached bungalow
- Two bedrooms
- Garage and driveway parking
- Shower room & Separate W.C.
- Close to amenities
- No chain

Guide Price: **£ 235,000**

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ROOK
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SAYER

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2 The Maltings, Rothbury, Morpeth, Northumberland NE65 7TG

Situated within walking distance to the shops on the High Street in Rothbury, this two bedroom bungalow would be ideal for buyers in retirement who want to live in Rothbury but avoid a hilly location and lots of steps! The property is situated on a level plot with a drive for off-street parking, a front garden, and side access around to the rear where there is a paved private area, perfect for sitting out on a sunny day. The attached garage has internal access in to the property and an external door at the rear. As well as accommodating a car, it is valuable additional storage space and used partly as a utility room as there is plumbing for a washing machine and space for an extra freezer etc. Both the kitchen and shower room have modern fittings, and there is space in the kitchen for a small table and chairs.

Rothbury is an old market town on the river Coquet, surrounded by beautiful countryside offering scenic walks along the river and into the hills. It is popular with holiday visitors and second home owners, but has a thriving community and a range of shops, restaurants, pubs, art galleries, gym, and a Northumbria Primary Care practice that provides a GP and family health service.

HALL

Shelved cupboard | Radiator | Covings to ceiling | Doors to W.C., lounge, shower room, bedrooms and kitchen

W.C.

Close coupled W.C. | Wash hand basin | Chrome heated towel rail | Shaver point | Extractor fan

LOUNGE 13' 6" x 10' 6" (4.11m x 3.20m)

Double glazed window | Feature fire surround with living flame effect gas fire | Radiator | Covings to ceiling

KITCHEN

Double glazed window | Fitted wall and base units | Stainless steel sink | Double electric oven | Electric hob | Extractor hood | Space for undercounter fridge and dishwasher | Part tiled walls | Covings to ceiling | Radiator | Door to garage

BEDROOM ONE 9' 7" x 13' 9" max (2.92m x 4.19m max)

Double glazed window | Radiator | Covings to ceiling

BEDROOM TWO 9' 10" x 7' 11" (2.99m x 2.41m)

Double glazed window | Radiator | Covings to ceiling | Loft access hatch

SHOWER ROOM

Double glazed frosted window | Tiled corner shower cubicle with mains shower | Pedestal wash hand basin | Close coupled W.C. | Part tiled walls | Heated towel rail | Shaver point | Covings to ceiling

GARAGE 16' 2" x 8' 8" (4.92m x 2.64m)

Up and over door | Double glazed window | External door to rear | Plumbed for automatic washing machine | Central heating boiler

EXTERNAL

Front lawned garden | Block paved driveway | Side access to the rear | Rear garden is paved with fence boundaries

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal / Coverage Blackspot: No

Parking: Garage and driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

RISKS

Flooding in last 5 years: No

Risk of Flooding: Zone 2

HOLIDAY LET

While the agent believes the property is suitable for use as a holiday let, the agent cannot warrant or promise that the seller has let it as a holiday letting nor that it meets all the relevant legislation. Interested parties should make their own enquiries including asking questions about the seller's letting of the property and its compliance with the holiday letting laws. If necessary, independent professional advice should be obtained prior to making any decisions to view or otherwise.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D | EPC RATING: D

AL008553/DM/RJ/09/04.2024/V2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



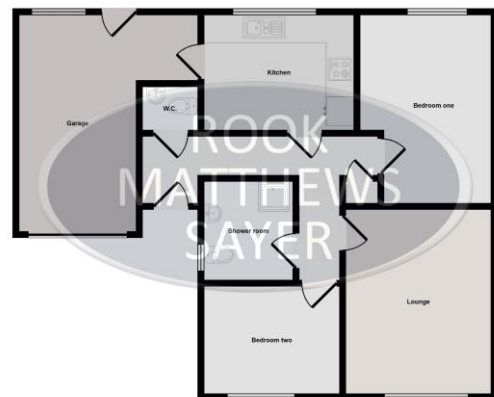
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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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Floorplan

2 The Maltings

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Version 1

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