



## Colliers Close Shilbottle

- Semi-detached bungalow
- Three bedrooms
- Village location
- Parking for multiple vehicles
- Corner site with large garden
- No chain

Guide Price: **£ 179,950**

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# 8 Colliers Close, Shilbottle, Alnwick, Northumberland NE66 2HY



Situated on a corner site with a large garden, this three bedroom bungalow in Shilbottle would be ideal for a buyer in need of space for multi-vehicle parking within the plot. There is a long drive that could accommodate space for a motorhome, campervan or boat etc. The location is a quiet area away from a main road but within a village community that has among other amenities: a local primary school, chemist, convenience shop and the well-regarded 'Running Fox' artisan café and bakery. The East Coast Main Line rail service at Alnmouth station is less than four miles away, and the beach at Alnmouth is within approximately 5 miles. The village of Shilbottle is convenient for access to the A1 main road, and the nearby historic town of Alnwick where there is a range of shops, schools, retail and leisure facilities.

The accommodation is well-presented and both the kitchen and bathroom have modern fittings. All the windows are double glazed and there is an oil central heating system. The property is being sold with vacant possession and there is no upper chain.

## HALL

Double glazed entrance door | Laminate flooring | Radiator | Cupboard housing fuse box | Access to loft space | Doors to bedrooms, bathroom and lounge

## LOUNGE 13' 9" max x 11' 3" (4.19m max x 3.43m)

Double glazed window | Inglenook | Radiator

## KITCHEN 8' 7" x 11' 5" (2.61m x 3.48m)

Double glazed external door | Double glazed window | Fitted wall and base units | Sink and drainer | Electric hob | Electric oven | Space for undercounter fridge and freezer | Space for washing machine | Part tiled walls | Tiled floor | Coving to ceiling

## BEDROOM ONE 14' 3" x 9' 6" plus door recess (4.34m x 2.89m plus door recess)

Double glazed window | Radiator | Laminate flooring | Coving to ceiling

## BEDROOM TWO 11' 0" plus alcove x 9' 1" (3.35m plus alcove x 2.77m)

Double glazed window | Laminate flooring | Radiator

## BEDROOM THREE 8' 11" x 7' 8" (2.72m x 2.34m)

Double glazed window | Radiator | Laminate flooring

## BATHROOM

Double glazed frosted window | Bath with mixer tap and handheld shower attachment | Close coupled W.C. | Wash hand basin with cabinet | Tiled floor | Part tiled walls | Radiator | Extractor fan

## EXTERNALLY

Lawned garden with gravelled path leading to a raised decked area | Fence and hedge surround

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil

Broadband: Not known

Mobile Signal / Coverage Blackspot: Not known

Parking: Multi-vehicle parking within the plot

## 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.

## MATERIAL / CONSTRUCTION ABNORMALITIES

We have been informed that the property is non-standard construction, with an extra 4"/100mm of non-combustible external insulation.

## RISKS

Known safety risks at property:

Asbestos: YES (original roof, now sealed and covered)

## 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: A | EPC RATING: D

AL008765/DM/RJ/19.06.2024/V3

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and 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. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

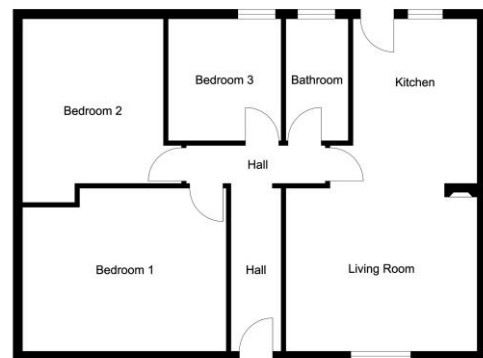
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Ground Floor

8 Colliers Close

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

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