



Manor Court

Newbiggin-By-The-Sea

Three bedroom end terraced property in the popular seaside town of Newbiggin-by-the-sea close to all amenities and within walking distance of the promenade. The property briefly comprises of a large living room, cloakroom and spacious modern kitchen diner. To the first floor there are three good sized bedrooms and a family bathroom. Externally there is a low maintenance rear garden and parking for one car. This property is being offered with no onward chain.

£130,000

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PROPERTY DESCRIPTION

ENTRANCE HALLWAY

UPVC Entrance door, laminate flooring.

CLOAKS/WC

Low level WC, wash hand basin (set in vanity unit), laminate flooring, tiling to walls, single radiator.

LOUNGE 15'8 (4.78) x 12'3 (3.73)

Double glazed window to front, single radiator, television point.

KITCHEN 8'3 (2.52) x 14'11 (4.55)

Double glazed window to rear, single radiator, range of wall, floor and drawer units with co ordinating roll edge work surfaces, co ordinating sink unit and drainer with mixer tap, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge/freezer, plumbed for washing machine, laminate flooring, built in cupboard.

FIRST FLOOR LANDING

Double glazed window to side, loft access.

BEDROOM ONE 8'6 (2.59) x 13'5 (4.09)

Double glazed window to front, single radiator.

BEDROOM TWO 8'6 (2.59) x 10'7 (3.22)

Double glazed window to rear, single radiator.

BEDROOM THREE 6'3 (1.91) x 6'9 (2.06)

Double glazed window to front, single radiator, built in cupboard.

BATHROOM/WC

3 piece white suite comprising: mains shower over panelled bath, pedestal wash hand basin, low level WC, double glazed window to rear, heated towel rail, tiling to walls, vinyl to floor.

GARDEN TO REAR

Low maintenance garden



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband:
Mobile Signal Coverage Blackspot: No
Parking: Allocated parking space, driveway.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 155 years from 1 November 2006

Ground Rent: £160 per annum

Building Insurance premium: £300 per annum



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: B

EPC RATING: C



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