



Latimer Way

Newbiggin-by-the-sea

Pristine two bedroom semi detached bungalow in the popular seaside town of Newbiggin-by-the-Sea. The property comprises of an entrance hallway, a large living room, modern fitted kitchen, a family bathroom and two double bedrooms with fitted robes. Externally you will find a lawned area and parking for two cars to the front while to the rear there is a low maintenance enclosed garden with a lawned area, patio and garden shed.

£179,950

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PROPERTY DESCRIPTION

ENTRANCE HALLWAY

Glazed composite door, double radiator, storage cupboard with boiler.

LOUNGE 9'10 (2.99) x 18'0 (5.49)

Double glazed window to front, single radiator, fire surround with marble inset and hearth, electric fire, television point.



KITCHEN/DINING ROOM 14'5 (4.39) x 9'2 (2.79)

Double glazed window to rear, double radiator, range of wall, floor and drawer units with coordinating square edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, space for cooker/range oven, space for fridge/freezer, plumbed for washing machine/dishwasher, vinyl flooring, glazed composite door to rear.

BEDROOM ONE 10'7 (3.22) x 9'11 (3.02) to front of wardrobes

Double glazed window to front, double radiator, fitted wardrobes.



BEDROOM TWO 10'7 (3.22) x 8'3 (2.52) to front wardrobes

Double glazed window to rear, double radiator, fitted wardrobes.

BATHROOM/WC

3 piece white suite comprising electric shower over panelled bath, pedestal wash hand basin, low level WC, double glazed window to side, single radiator, part tiling to walls, vinyl flooring.

FRONT GARDEN

Laid mainly to lawn, driveway for 2 cars.

REAR GARDEN

Laid mainly to lawn, low maintenance garden, patio area, screen fencing, water tap, gravelled area, garden shed, electric socket.



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Cable
Mobile Signal Coverage Blackspot: No
Parking: Driveway, on street.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: A
EPC RATING: C



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