



Fenham Road Lynemouth

- One Bedroom Semi Detached Bungalow
- Shower Room
- Fitted Kitchen
- Large Garden
- Council Tax Band: A

£ 55,000



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ROOK
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SAYER

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Fenham Road

Lynemouth

PROPERTY DESCRIPTION

ENTRANCE

Composite entrance door.

LOUNGE 11'4 (3.45) plus alcove x 11'2 (3.40)

Double glazed window to front, double radiator, built in storage cupboard

KITCHEN 9'4 (2.84) x 7'4 (2.24)

Double glazed window to rear, single radiator, range of wall, floor and drawer units with co ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, space for cooker, space for fridge/freezer.

BEDROOM ONE 9'9 (2.97) x 11'2 (3.40)

Double glazed window to front.

BATHROOM/WC

3 piece suite comprising: shower cubicle, low level WC, double glazed window to rear, double radiator, part tiling to walls, vinyl flooring.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband:

Mobile Signal Coverage Blackspot: No

Parking:

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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