



Victoria Terrace Bedlington

- First Floor Flat
- Two Bedroom
- No Onward Chain
- Large Fully Boarded Loft Space
- EPC:D/ Council Tax:A/ Leasehold

Offers In Excess Of £49,950



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ROOK
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SAYER

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Victoria Terrace

Bedlington NE225QD

Entrance

UPVC entrance door.

Entrance Hallway

Stairs to first floor landing, single radiator.

Lounge 14'09ft max x 11'00ft (4.50m x 3.35m)

Double glazed window to front, double radiator, coving to ceiling.

Dining Room 11'10ft x 14'02ft (3.61m x 4.32m)

Double glazed window to the rear, single radiator, coving to ceiling, storage cupboard.

Kitchen 8'00ft x 6'08ft (2.44m x 2.03m)

Two double glazed windows to the rear, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, space for cooker, space for fridge, plumbed for washing machine, laminate flooring, coving to ceiling, cladding to ceiling.

Loft

Boarded, loft ladder, combi boiler.

Bedroom One 13'06ft x 8'08 max (4.12m x 2.64m)

Double glazed window to front, single radiator, fitted wardrobes, coving to ceiling.

Bedroom Two 9'06ft x 5'00ft (2.90m x 1.52m)

Double glazed window to rear, radiator, loft access.

Bathroom/ Wc 5'06ft x 6'07ft (1.68m x 2.00m)

Three-piece white suite, panelled bath with mains shower over, pedestal wash hand basin, low level wc, spotlights, single radiator, laminate flooring, cladding to walls and ceiling, double glazed window to the rear, extractor fan.

External

Shared yard to the rear.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: fibre

Mobile Signal Coverage Blackspot: no

Parking: on street parking

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: 999 years from 16 December 1988

No ground rent or service charge – peppercorn lease

COUNCIL TAX BAND: A

EPC RATING: E

BD008224CM/SO7.1.25.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	65 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.

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.

16 Branches across the North-East

