



Woodside Cottage | Rochester | NE19

Auction Guide Price £86,500

Stone terraced one bedroom cottage in a rural Northumberland village with gardens and outhouse.

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**1****1****1****Stone Terrace****Gardens****One Bedroom****Rural Village Location****Shower Room****Log Burner****Stone Outhouse****Countryside Views**

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

For Sale by Auction: Thursday the 31st of July Option Two, Terms and Conditions apply.

A UPVC double glazed porch gives access to the property from the front garden with space for cloaks hanging and boot shelving.

The porch leads through to a vestibule, via a further UPVC lockable door, offering stairs to first floor and a door to the lounge as well as further cloaks hanging space.

The lounge is a spacious room with broad chimney breast housing original open fire with feature stone surround, timber mantle and generous alcoves to both sides. There is a window to the front elevation overlooking the gardens and rural views beyond.

To the rear of the lounge, a door leads through to a further vestibule giving access to a storage cupboard beneath the stairs and small staircase to the kitchen extension.

The kitchen is situated in a separated extension to the rear elevation with two windows allowing plenty of natural light in. This room is a generous size with ample room for dining table and chairs also. Another attractive feature is the log burner housed in the chimney breast with alcoves to both sides.

Ascending the stairs from the front vestibule, the landing offers doors to both the bedroom and the shower room.

The bedroom is a good size offering rural views and ample space for beds and furniture. This room currently houses a double bed and bunk beds as well as dressing table and open clothes hanging rail.

The shower room is fitted with a modern suite of wc, hand wash basin and shower cubicle as well as heated towel rail and frosted window to front elevation.

Externally the cottage offers an elevated front gravelled area, ideal for summer lounging and barbecuing, overlooking the gardens and rural views beyond. The garden and outhouse are situated over the road.

Rochester is a small village in the heart of the Northumberland National Park. Surrounded by green spaces, walks, rural views and with great road links to Newcastle as well as the Scottish Borders, the property would continue to make an ideal holiday let, a perfect first time buy or maybe create a great space to retire into with a south facing paddock garden project to keep those green fingers busy.

Internal Dimensions:

Lounge: 14'1 into alcove x 13'10 (4.29m x 4.22m)

Kitchen: 15'5 into alcove x 10'11 (4.7m x 3.33m)

Bedroom: 14'4 x 11'5 narrowing to 10'11 (4.37m x

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Septic Tank

Heating: Electric & Log Burner & Open Fire

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On Street

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

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: B

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price

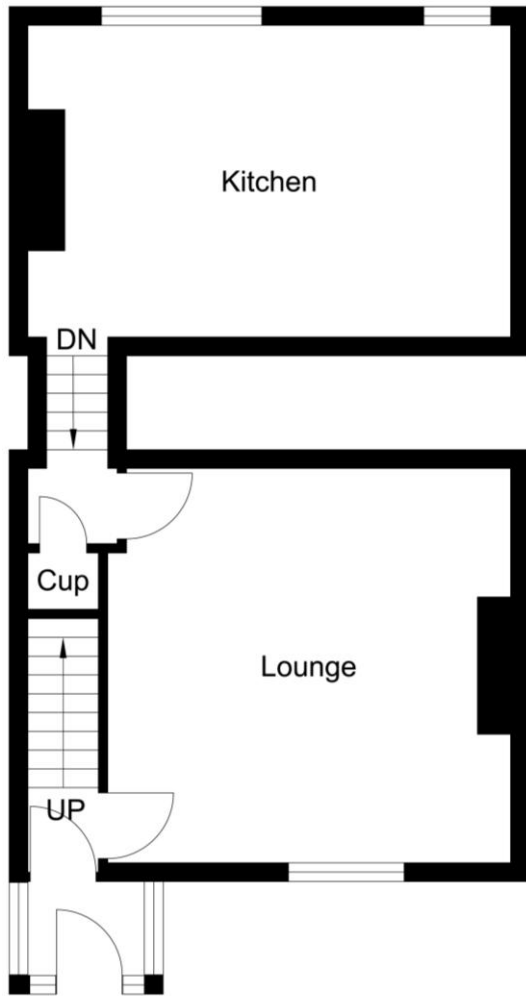
can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360

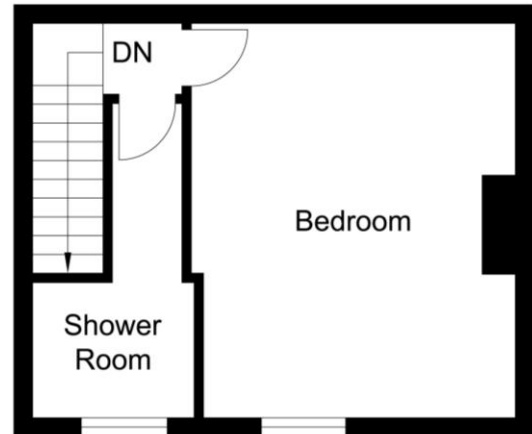
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Ground Floor



First Floor

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | 19 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



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.

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