



Shield Court | Hexham | NE46

# Offers in the Region of £350,000

Spacious detached bungalow with garage, driveway and conservatory in an exclusive location in Hexham within walking distance of the town centre.

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### Detached Bungalow

Two Bedrooms

Integral Garage

Driveway Parking

### Conservatory

Access to Town Centre

Exclusive Location

In Need of Some Updating

For any more information regarding the property please contact us today

#### PROPERTY DESCRIPTION:

The property is entered from the paved walkway around the bungalow into the central hallway which offers doors to all rooms.

The kitchen is situated to the front elevation overlooking the front garden and driveway. This room offers a good range of wall and base units with ample space for small dining table also.

Off the kitchen is the separate utility room with plumbing for washing machine, space for fridge freezer and housing the boiler also.

Beyond the utility room is the garage which offers space for a small car, garden equipment or compact workshop - benefiting from an up and over car door to the front elevation and pedestrian door to the side elevation also.

The lounge is situated to the side elevation with large windows allowing plenty of natural light into the room. The feature fireplace is the centrepiece of the room and double doors at the end of the room lead through into a very pleasant conservatory which has opening door out into the rear patio garden.

Both bedrooms are doubles and both offer a wall of built in wardrobes.

The family bathroom is well equipped with a bath, WC, shower cubicle and hand wash basin. A further separate WC

is situated across the hall.

Externally, the property offers a compact, private, low maintenance garden and driveway parking for two cars.

Shield Close is an exclusive road in a sought after area of Hexham. This property sits at the foot of the cul-de-sac in a convenient location for accessing the town centre amenities.

We don't anticipate the property staying on the market for long so please don't hesitate to arrange a viewing asap.

#### INTERNAL DIMENSIONS

Kitchen: 11'10 x 8'8 (3.61m x 2.64m)

Lounge: 16'3 x 12'0 (4.95m x 3.66m)

Conservatory: 12'5 x 9'6 (3.78m x 2.9m)

Utility: 8'1 x 7'1 (2.46m x 2.16m)

Garage: 10'10 max x 15'3 max (3.3m x 4.65m)

Bedroom 1: 14'2 incl robes x 9'5 (4.32m x 2.87m)

Bedroom 2: 10'6 x 10'6 incl robes (3.2m x 3.2m)

Bathroom: 10'5 x 6'6 (3.18m x 1.98m)

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## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to Cabinet

Mobile Signal Coverage Blackspot: No

Parking: Garage & Driveway

## 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.

## AGENTS NOTE

Enter any Agents Notes here that are provided by FCP via Jira e.g probate disclaimer.

If you require any further information on this, please contact us.

## 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: E

## EPC RATING: TBC

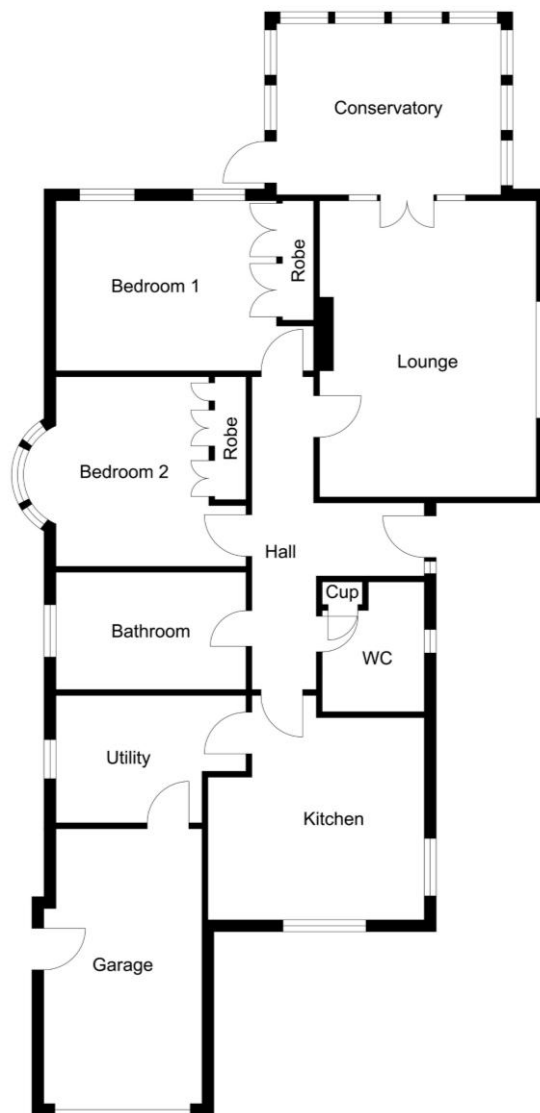
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**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute 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

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