



Reid Street Morpeth

- Two bedroomed terraced house
- Close to town centre
- Set close to the river
- Garden to front and yard to rear
- No onward chain

Offers In Excess Of: £ 125,000



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Reid Street

Morpeth

Two bedroomed family home is available with no onward chain! The property is located on Reid Street, Morpeth which is set by the river offering fantastic access into Morpeth centre. The property offers spacious rooms throughout with modern fixtures and fittings. Morpeth is an historic town centre where you have a fantastic choice of local bars, restaurants and river walks to choose from, the area is ideal for those with families or those who require an easy commute with the A1 and local train station easily accessible.

The property briefly comprises:- Entrance straight into the kitchen which has been fitted with a range of white modern wall and base units. Integrated appliances include an electric oven, electric hob and extractor fan. The lounge is a spacious room which has been fitted with a fantastic entertainment unit with electric fire and offering space for not only your TV but extra shelving units, perfect for storage. This room has been carpeted throughout and has access straight into the garden. You further benefit from a modern downstairs shower room which has been fully tiled and fitted with W.C., walk-in shower and hand basin.

To the upper floor, you have two double bedrooms with the master being a large double with fitted cupboard. The second bedroom will require a new ceiling. The family bathroom has been finished with W.C., hand basin and bath tub.

Externally you have a small garden to the front of the property and a generous sized yard to the rear, ideal for outside entertaining. On street parking is available.

No onward chain!

Lounge	14.01 x 14.00	(4.29m x 4.27m)
Kitchen	9.07 x 6.08	(2.92m x 2.03m)
Shower room	6.08 x 3.10	(2.03m x 0.94m)
Bedroom One	14.00 x 10.04	(4.27m x 3.15m)
Bedroom Two	8.01 x 6.11	(2.46m x 2.11m)
Bathroom	5.06 x 4.00	(1.68m x 1.22m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
 Water: Mains
 Sewerage: Mains
 Heating: Mains
 Broadband:
 Mobile Signal Coverage Blackspot:
 Parking: On street parking

RISKS

Flooding in last 5 years: No
 Risk of Flooding: Zone 3
 Any flood defences at the property: No
 Coastal Erosion Risk: No
 Known safety risks at property: None

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No
 Outstanding building works at the property: Yes, A new roof will be required by the new owner as its currently leaking causing damage to the internal roof in the second bedroom and the kitchen.

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

EPC RATING: C

COUNCIL TAX BAND: A

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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