



Fontside | Morpeth | NE61 3PS

**Asking Price £95,000**

ROOK  
MATTHEWS  
SAYER

**1****1****1****Mini Project Bungalow****No Onward Chain****One Bedroom****Large Enclosed Rear Garden****Picturesque Village Location****On Street Parking Available****Spacious and Bright Rooms****Freehold**

For any more information regarding the property please contact us today

With no onward chain, we have a fantastic opportunity for someone looking to sink their teeth into a project. This one bedroomed bungalow located on Fontside, Mitford offers the ideal quiet cul-de-sac location with a large enclosed rear garden. Mitford itself is a picturesque village, just a 2-mile drive away from the historic town of Morpeth, with local amenities such as The Plough Inn local country pub and village hall.

The property briefly comprises:- Entrance hallway, spacious lounge with views over the front garden. The lounge benefits from a generous sized cupboard. The kitchen is located to rear of the property and has been fitted with a range of wall and base units. The kitchen provides direct access to the rear garden.

You have one good sized double bedroom located to the rear of the property which benefits from a large picture-perfect window providing views of the rear garden. The bathroom has been fitted with a W.C., basin, bath and shower over bath.

Externally to the front of the property you have a small grassed area and on street parking is available. To the rear of the property there is a fully enclosed large garden, which is extremely secluded. The garden is a great space for relaxation which pops with colour and vibrancy.

With no onward chain, this property offers plenty of scope to really make it your own and it won't be available for long! Call now to arrange your viewing.

Lounge: 11'74 x 10'49 Max Points (3.57m x 3.19m Max Points)

Kitchen: 9'93 x 8'67 Max Points (3.02m x 2.64m Max Points)

Bedroom One: 9'96 x 11'78 (3.03m x 3.59m)

Bathroom: 5'43 x 6'43 (1.65m x 1.95m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central

Broadband: None

Mobile Signal / Coverage Blackspot: No

Parking: On Street 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

EPC Rating: TBC

Council Tax Band: A

M00008510.LB.JD.01/07/2025.V.3

**T: 01670 511 711**

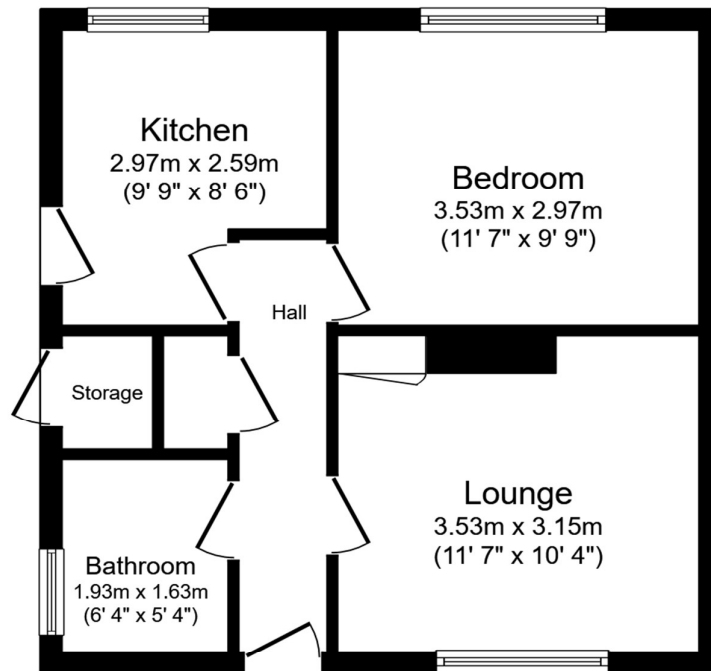
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### Floor Plan

Floor area 38.9 sq.m. (418 sq.ft.)

Total floor area: 38.9 sq.m. (418 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

**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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