

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**7 TERRIER CLOSE BEDLINGTON NE22 5JP**



- END TERRACE
- TENANT IN SITU PAYING £550
- COUNCIL TAX BAND A

- TWO BEDROOMS
- IDEAL INVESTMENT
- EPC RATING D

**Price £80,000**

# 7 TERRIER CLOSE BEDLINGTON NE22 5JP

Welcome to Terrier Close, Bedlington - With a tenant already in situ, this property presents an excellent investment opportunity for those looking to expand their property portfolio. The end terrace two bedroom house Comprises of, entrance lobby, lounge, kitchen diner. First floor landing, two bedrooms, bathroom. Externally there are gardens to the front and rear.

## GROUND FLOOR

### LOBBY

Entered via a double glazed door.

### LOUNGE

11'4 x 13' (3.45m x 3.96m)

Double glazed bay window, radiator, fire surround with a gas living flame fire.



### KITCHEN DINER

9'1 x 14'9 (2.77m x 4.50m)

Double glazed window, radiator, range of wall, base and drawer units with work tops, storage cupboard,



## FIRST FLOOR LANDING

### BEDROOM ONE

9'9 x 14' (2.97m x 4.27m)

Double glazed window, radiator.





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## BEDROOM TWO

8'6 x 10'6 (2.59m x 3.20m)

Double glazed window, radiator.

## BATHROOM

Bath shower tap, low level wc, wash hand basin, radiator, double glazed window.



## EXTERNALLY

### FRONT

Garden to the front.

### REAR

Garden to the rear with gated access to the street.



## MORTGAGES

Why not make an appointment to speak to our Independent Mortgage Adviser?

### PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

Oracle Financial Planning Limited will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

## STANDARD INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they 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. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

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## **MATERIAL INFORMATION ASHINGTON**

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regards to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage Supply - Mains

Heating - Mains GCH

Broadband - Available - Including Ultrafast broadband. (Ofcom Broadband checker April 2024)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 7 Terrier Close

<https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on coalfield. Your legal advisor will be able to advise you of any implications of this.

There has been no failed transactions on the property, please contact us should you wish further information.

## **VIEWING**

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6403A

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# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		



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