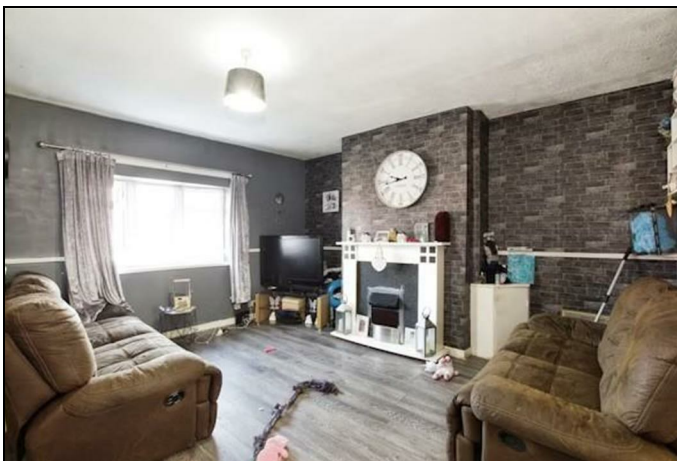


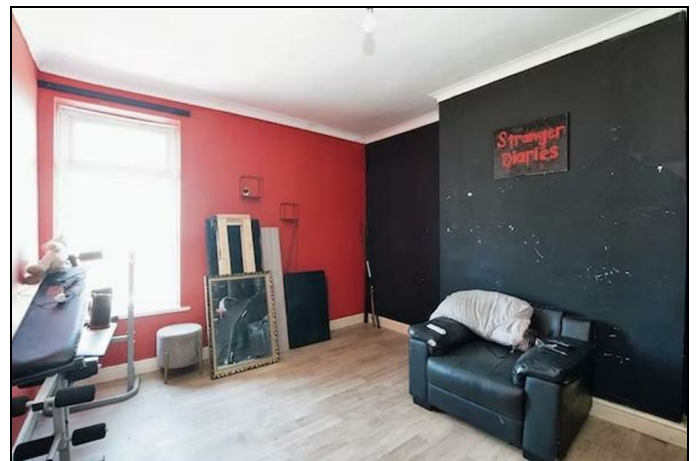
# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**9 BACK MOWBRAY TERRACE GUIDEPOST NORTHUMBERLAND NE62 5QH**



- IDEAL INVESTMENT
- EPC RATING D
- THREE BEDROOMS



- TENANT IN SITU
- MID TERRACE HOUSE
- COUNCIL TAX BAND A

**Reduced To £68,000**

# 9 BACK MOWBRAY TERRACE GUIDEPOST NORTHUMBERLAND NE62 5QH

**\*\*IDEAL INVESTMENT\*\*** a three bedroom terrace house being sold with tenant in situ, (The tenancy with this tenant started in 2019 under an Assured Shorthold Tenancy, and it is currently on Statutory Periodic Tenancy), currently paying £450. per calendar month. The property is ideally located for local amenities and transport links. Benefits from gas central heating and double glazing. Comprises of, entrance, lounge, kitchen, first floor landing, three bedrooms, bathroom. Externally there is a garden to the front and yard to the rear.

## GROUND FLOOR

### LOBBY

Entered via a double glazed door.

### LOUNGE

Double glazed window, radiator.



### KITCHEN

Range of units with work tops, sink with drainer.

### FIRST FLOOR LANDING

### MASTER BEDROOM

Double glazed window, radiator.



### BEDROOM TWO

Double glazed window, radiator.



### BEDROOM THREE

Double glazed window, radiator.



# 9 BACK MOWBRAY TERRACE GUIDEPOST NORTHUMBERLAND NE62 5QH

## BATHROOM

Bath, low level wc, wash hand basin, double glazed window, partial tiled walls, shower.



## EXTERNALLY

### FRONT

Garden to the front.

### REAR

Small yard to the rear.

## TENURE:

WE UNDERSTAND THE PROPERTY IS FREEHOLD. HOWEVER, WE ARE NOT QUALIFIED TO VERIFY THE TENURE ON ANY PROPERTY AND YOUR SOLICITOR SHOULD BE CONSULTED REGARDING THIS.

## 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

## VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com

## FILE NUMBER

PLEASE QUOTE REFERENCE NO: 6260a

---



**MORTGAGE**

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.**

# 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>72</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: ashington@rickard.uk.com  
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: morpeth@rickard.uk.com  
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com

