



# 7 THE MALTINGS ROTHBURY

## £225,000

GUIDE  
PRICE

An exceptional well-presented 3-bedroomed bungalow situated conveniently within The Maltings in the centre of Rothbury. The property benefits from a central location within easy walking distance of all village services and amenities. There is a garden that wraps around the front and side that enjoys fine views, with private parking to the front of the house with a large garage. Accommodation comprises Entrance Hall, Breakfasting Kitchen, Sitting Room has fully glazed sliding doors leading out to a south-facing terrace, 3 Bedrooms (1 En-Suite) and Family Bathroom.

AYRE  
PROPERTY  
SERVICES

01669 621312

[ayrepropertieservices.co.uk](http://ayrepropertieservices.co.uk)



## Rothbury

Known as the 'Capital of Coquetdale' Rothbury is a small Northumbrian market town on the River Coquet equidistant from the larger towns of Alnwick and Morpeth. The town still reflects prosperity of the late Victorian era, brought about then by the arrival of the railway, (now gone), and the influence of Lord Armstrong and Craggsdale. Facilities include First and Middle Schools, a library, art centre, a number of public houses/restaurants, golf club, professional and medical services/community hospital and a full range of local shops. A recently opened Shell petrol forecourt in Thropton is but a mile away.

## Services

Mains electricity, drainage & water. Mains Gas Central Heating

## Postcode

NE65 7TG

## Location

Please refer to the Location Plan within these Sale Particulars. For detailed directions please contact the selling agents.

## Local Authority

Northumberland County Council  
Tel: 01670 627 000

## Council Tax

Council Tax Band: D - £2,471.89 25/26

## EPC Rating

Current Rating - D  
Full report available upon request.

## Connectivity

Broadband	Download	Upload
Standard	19 Mbps	1 Mbps
Superfast	80 Mbps	20 Mbps
Ultrafast	1800 Mbps	1000 Mbps

## Mobile Coverage

Indoor		
EE	Limited	None
Three	Limited	Limited
O2	Likely	Limited
Vodafone	Likely	Likely

## Outdoor

EE	Likely	Likely
Three	Likely	Likely
O2	Likely	Likely
Vodafone	Likely	Likely

Further checks @ <https://checker.ofcom.org.uk>



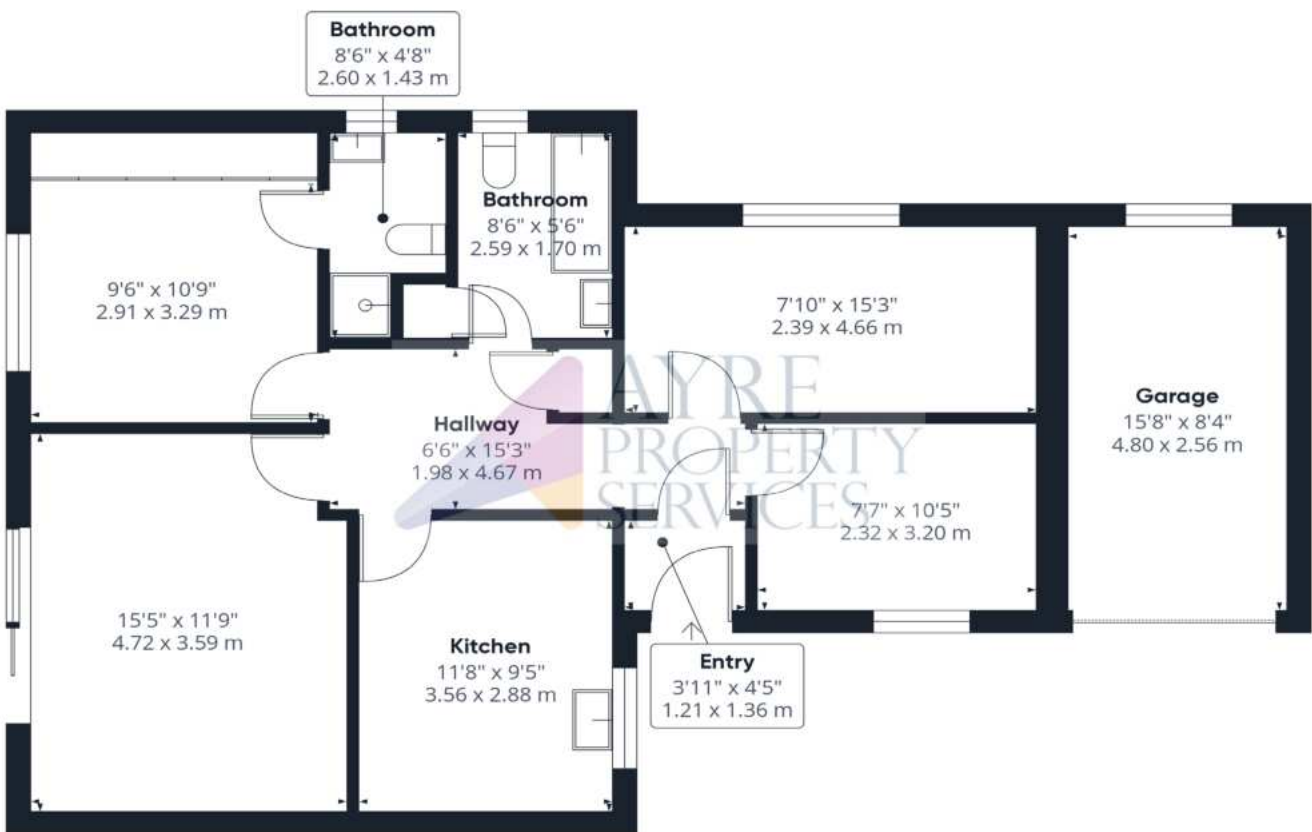
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

## Viewing

Strictly by appointment with the selling agents.

## Tenure

Freehold



Approximate total area<sup>(1)</sup>  
934.3 ft<sup>2</sup>  
86.8 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



























