



7 WOODLANDS ROTHBURY

£200,000

GUIDE
PRICE

AYRE
PROPERTY
SERVICES

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A semi-detached 2-storey house close to the centre of Rothbury and within easy walking distance of all amenities. The property would benefit from some refurbishment and updating throughout, there is considerable scope for extension, subject to necessary consents. The property occupies a very generous plot with very fine views from all elevations. Accommodation comprises; on the Ground Floor, Sitting Room, Kitchen, Bathroom. On the First Floor, 3 Bedrooms. Externally there is a gated drive with parking, raised gravelled patio to the front of the property and large lawned garden to the rear with wooden sheds and stores.

Rothbury

Known as the ‘Capital of Coquetdale’ Rothbury is a small Northumbrian market town equidistant from the larger settlements of Alnwick and Morpeth. It still shows signs of prosperity as a late Victorian resort, brought about by the arrival of the railway, (now gone), and then 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 & medical services and a full range of local shops. The new Shell forecourt and shop in Thropton Village is but a mile away.

Services

Mains electricity, water and drainage.
Gas-fired central heating . PVC double-glazed windows.

Postcode

NE65 7XZ

Energy Performance Certificate

TBD

Local Authority

Northumberland County Council
Tel: 01670 627 000

Council Tax

The property is in Band A (£1,647.92 - 2024/25).

Tenure

Freehold

Viewing

Strictly by appointment with the selling agents.

Connectivity

Broadband	Download	Upload
Standard	18 Mbps	1 Mbps
Ultrafast	80 Mbps	20 Mbps

Mobile Coverage

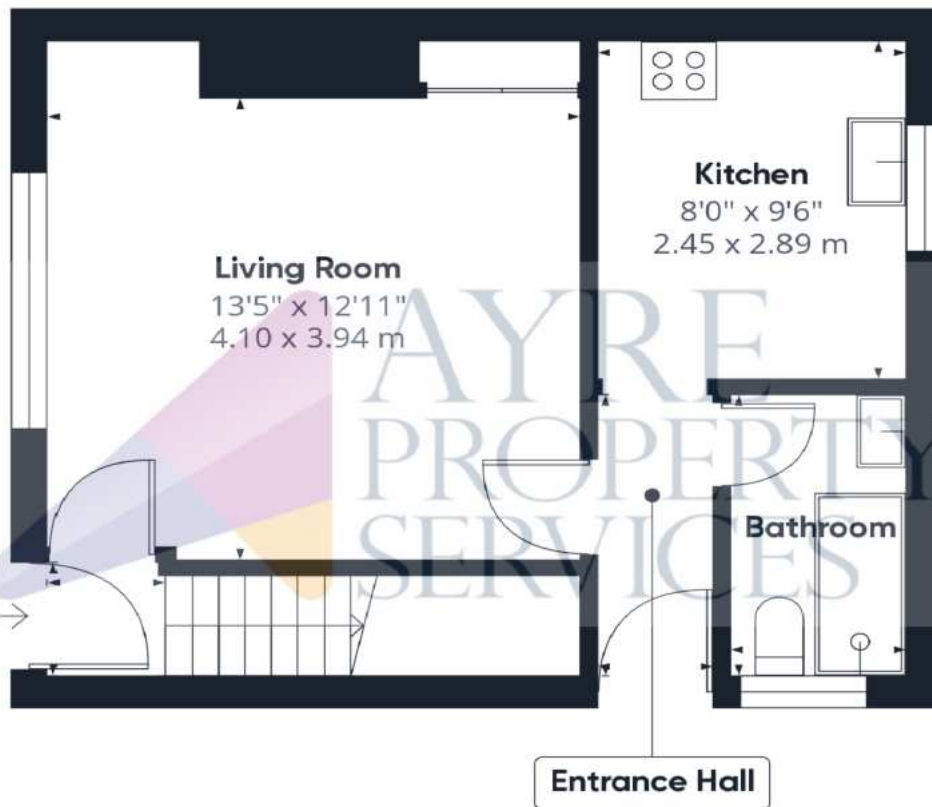
Indoor		
EE	Limited	Limited
Three	Limited	Limited
O2	Likely	Likely
Vodafone	Likely	Likely

Outdoor

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

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





Floor 0

Approximate total area⁽¹⁾

726.45 ft²
67.49 m²

Reduced headroom

13.13 ft²
1.22 m²

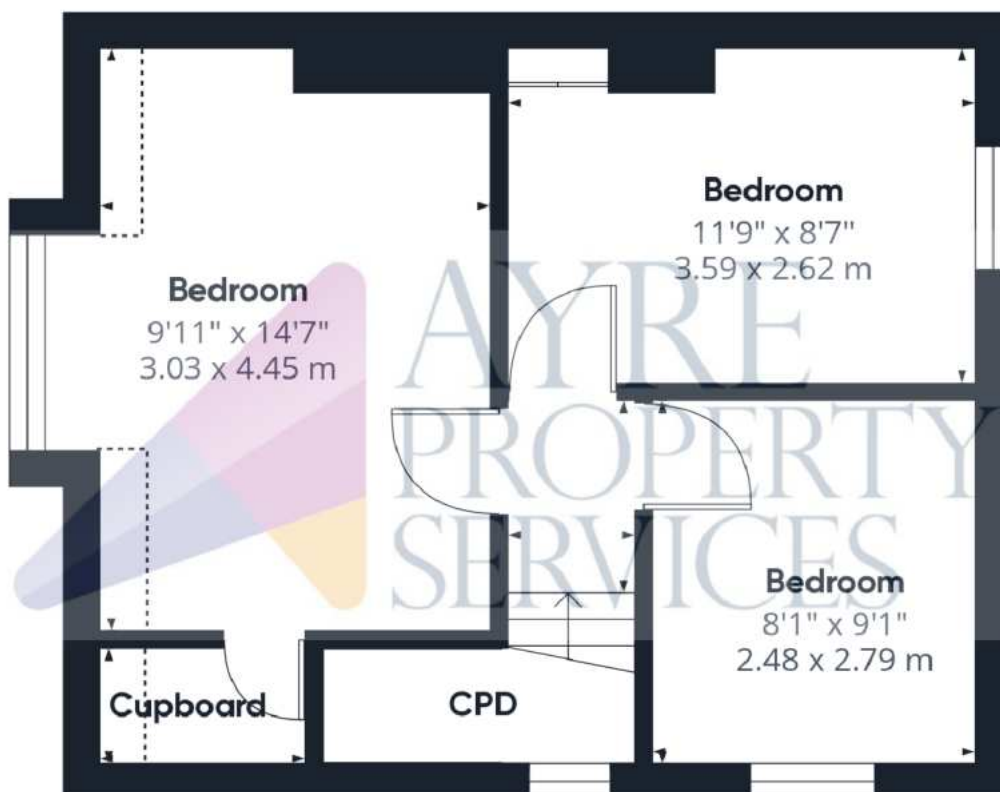
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



Floor 1



















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Plotted Scale - 1:1,250



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Important Notice

These particulars are intended only as a guide for prospective purchasers and do not constitute part of an or contract. All descriptions dimensions and other details are given in good faith and are believed to be correct but prospective purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. No responsibility can be accepted for expenses incurred by prospective purchasers in inspecting a property that has been sold or withdrawn from the market.