



# 3 ADDYCOMBE CLOSE ROTHBURY

AYRE  
PROPERTY  
SERVICES

01669 621312  
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## £165,000

GUIDE  
PRICE

A newly refurbished immaculate 3-bedroom mid-terrace house within walking distance of the village centre. The accommodation comprises: Entrance Hall, Cloakroom, Kitchen, Sitting Room, Conservatory, 3 Bedrooms and Bathroom. The kitchen has fitted units incorporating a brand-new electric oven and hob; a spacious bathroom features a bath with shower facility and the principal bedroom has fully fitted wardrobes, and benefits from fine views. Externally there are enclosed courtyard gardens to both the front and rear of the house with paved seating areas, the rear courtyard enjoys views of the hills and woodland surrounding the village.



## 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 the influence of Lord Armstrong and Craggside. Facilities include First and Middle Schools, a library, art centre, a number of public houses/restaurants, golf club, professional and medical services and a full range of local shops. The addition of the new Shell Forecourt in Thropton is only a mile away.

## Services

Mains electricity, Mains Gas Central Heating, drainage and water.  
Fully double-glazed.

## Postcode

NE65 7QF

## Local Authority

Northumberland County Council  
Tel: 0345 600 6400

## Council Tax

Council Tax Band B - £1,922.58 - 2025/26

## Tenure

Freehold

## EPC Rating

Current Rating - C  
Full report available upon request.

## Viewing

Strictly by appointment with the selling agents.

## Location

For detailed directions please contact the selling agents.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Connectivity

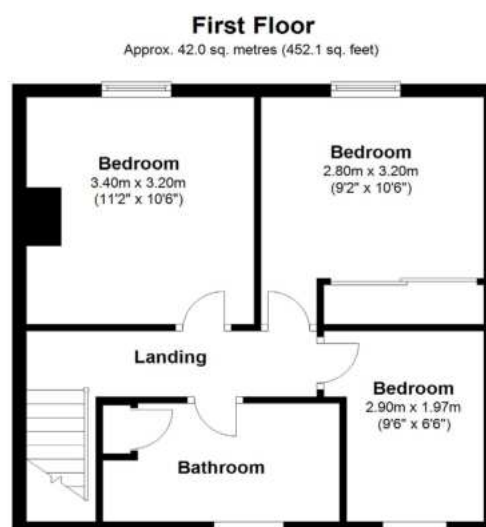
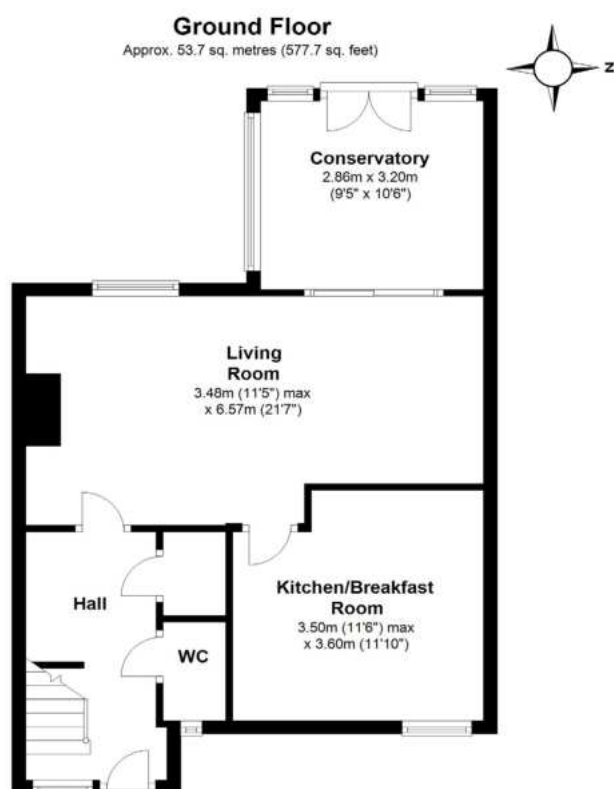
Broadband	Download	Upload
Standard	17 Mbps	1 Mbps
Superfast	80 Mbps	20 Mbps
Ultrafast	1000Mbps	1000Mbps

## Mobile Coverage

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

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

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



Total area: approx. 95.7 sq. metres (1029.7 sq. feet)

Floor plan is approximate and is provided for visual reference only.  
Plan produced using PlanUp.

**Addycombe Close**









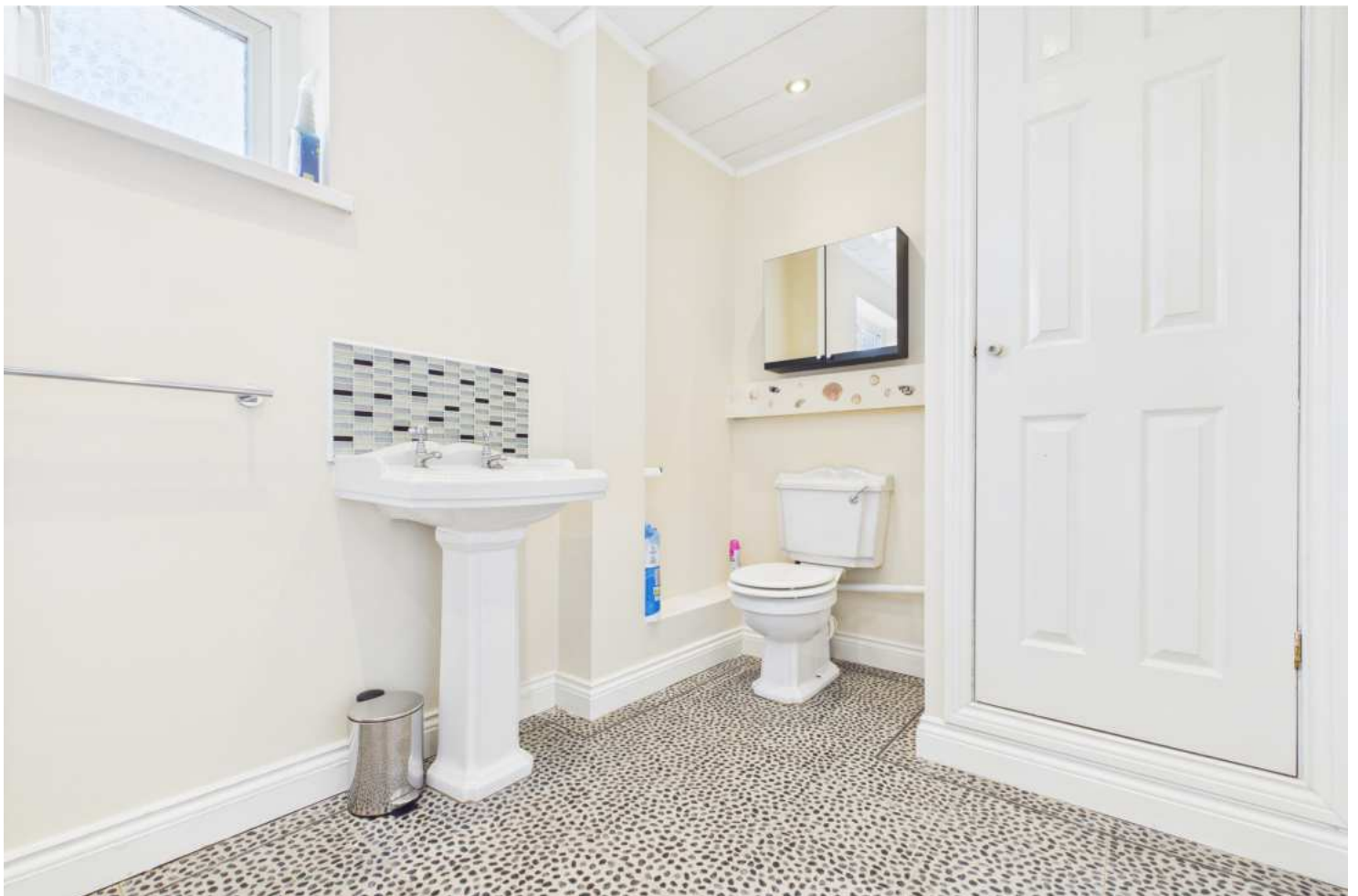




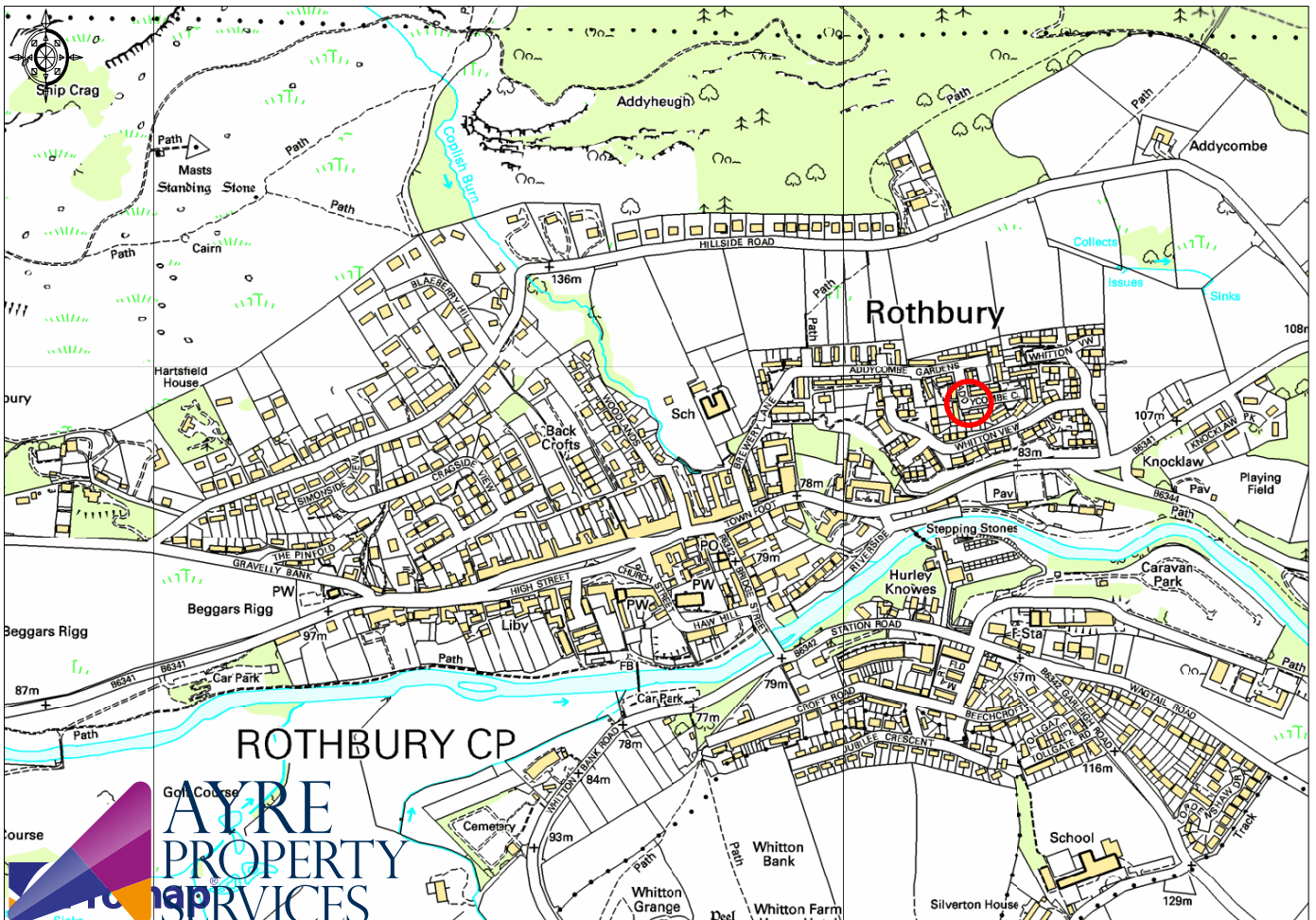












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#### Important Notice

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.