



Rede Court | Ellington | NE61

£139,950

A well-presented three-bedroom end link home offering spacious accommodation throughout. The property briefly comprises an entrance hallway, comfortable lounge, modern kitchen/dining room with integrated appliances, and a generous conservatory. To the first floor are three bedrooms and a contemporary family bathroom with shower over bath. Externally, there is a lawned front garden, rear decking area ideal for entertaining, and a single detached garage located in a separate block.

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Three Bedroom End Link

Modern Kitchen/Dining Room

Spacious Conservatory

Contemporary Family Bathroom

Detached Garage

Front & Rear Gardens

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: UPVC Entrance door

LOUNGE: 12'0 (3.66) x 15'9 (4.80)

Double glazed front window, radiator, television point

KITCHEN/DINING ROOM: 8'5 (2.57) x 14'9 (4.50)

Radiator, range of wall, floor and drawer units with coordinating square edge work surfaces, coordinating sink unit and drainer with mixer tap, tiled splashbacks, integrated fridge freezer, plumbed for washing machine, double range oven, modern flooring.

CONSERVATORY: 11'7 (3.53) x 15'1 (4.59)

Dwarf wall, radiator, modern flooring.

FIRST FLOOR LANDING AREA:

FAMILY BATHROOM: 6'0 (1.83) x 6'6 (1.98)

3-piece white suite comprising:

Pannelled bath with mains shower over, wash hand basin set in vanity unit, low level wc, spotlights, heated towel rail, tile effect panneling, modern flooring.

BEDROOM ONE: 8'3 (2.52) x 13'7 (4.15) into alcove

Double glazed front window, radiator.

BEDROOM TWO: 8'3 (2.52) x 8'9 (2.67)

Double glazed rear window, radiator

BEDROOM THREE:

Double glazed front window, radiator.

EXTERNALLY: FRONT GARDEN: Laid mainly to lawn

REAR GARDEN: Decking area

GARAGE: Single detached, in a separate block

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PRIMARY SERVICES SUPPLY

Electricity: tbc

Water: tbc

Sewerage: tbc

Heating: tbc

Broadband: tbc

Mobile Signal Coverage Blackspot: tbc

Parking:

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold - It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

EPC RATING: C

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

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and 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. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.



Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.