

Rye Terrace | Hexham | NE46

£130,000

RMS | Rook Matthews Sayer





1 | 1 | 1

Ground Floor Flat

Double Bedroom

Private Entrance

Utility Room

Enclosed Yard

Market Town Location

Well Presented

No Onward Chain

For any more information regarding the property please contact us today.



T: 01434 601616 hexham@rmsestateagents.co.uk

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A well-presented ground floor flat offering comfortable and low-maintenance accommodation, ideally suited to first-time buyers, downsizers or investors.

The property benefits from its own private entrance door to the front and comprises an entrance hallway leading to a spacious lounge, fitted kitchen, utility room, large double bedroom and shower room. The property has been modernised in recent years and offers modern internal accommodation throughout.

Externally, there is a private enclosed paved yard to the rear, providing an attractive outdoor seating area with minimal upkeep.

Rye Terrace enjoys a convenient position within the West End of the popular market town of Hexham, placing a wide range of everyday amenities within easy reach. The town centre is readily accessible on foot and offers an excellent selection of independent shops, supermarkets, cafés, restaurants, green and riverside parks, golf clubs, swimming pool and other leisure facilities, together with rail and bus links serving the wider region.

The location combines the convenience of town-centre living with access to the beautiful surrounding Northumberland countryside.

Don’t hang around to arrange a viewing because this one won’t stay on the market for long.

INTERNAL DIMENSIONS
Hall 17'08 max x 3'05 max (5.3m x 1.0m)
Kitchen 6'10 max x 13'01 max (1.9m x 3.96m)
Living Room 10'10 max x 13'08 max (3.04m x 3.96m)
Utility 6'09 max x 4'03 max (1.82m x 1.21m)
Shower Room 5'10 max x 6'05 max (1.54m x 1.82m)
Bedroom 13'08 max x 11'00 max (3.96m x 3.35m)

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PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre to cabinet
Mobile Signal Coverage Blackspot: No
Parking: On Street

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.

AGENTS NOTE
Please note that an 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.

RESTRICTIONS AND RIGHTS
The property lies within a Conservation Area

TENURE
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.
Length of Lease: 999 years from 11/11/1980
Ground Rent: Peppercorn

COUNCIL TAX BAND: A
EPC RATING: In Progress

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EPC IN PROGRESS

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.

The Property Ombudsman

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