



12 ADDYCOMBE GDNS ROTHBURY

AYRE
PROPERTY
SERVICES

01669 621312
ayrepropertieservices.co.uk

£175,000

GUIDE
PRICE

A very well maintained and immaculately presented 2 bedroomed end of terrace house on the edge of Rothbury. Addycombe Gardens enjoys an elevated position to the north-east of the town but is within walking distance of all amenities. There is a small enclosed courtyard to the front of the house (with storage) and a larger enclosed garden to the rear. Accommodation extends to approximately 78 square metres (835 square feet) and comprises spacious Entrance Hall, modern fitted Kitchen with some integrated appliances, pantry/storage and Dining Area, Sun Room with access to the rear garden, Sitting Room with feature fireplace. Two Double Bedrooms, the principle with built in cupboard and modern Family Bathroom. The property has had newly fitted upvc windows and doors in 2025.

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, bank, golf club, professional and medical services and a full range of local shops. The new Shell forecourt in Thropton is a mile away.

Services

Mains electricity, drainage and water. Gas Fired Central Heating.

Postcode

NE65 7PE

Local Authority

Northumberland County Council

Tel: 01670 627 000

Council Tax

Council Tax Band A - £1,647.92 (2025/26)

Tenure

Freehold

Viewing

Strictly by appointment with the selling agents.

EPC Rating

Current Rating - D (62)

Full report available upon request.

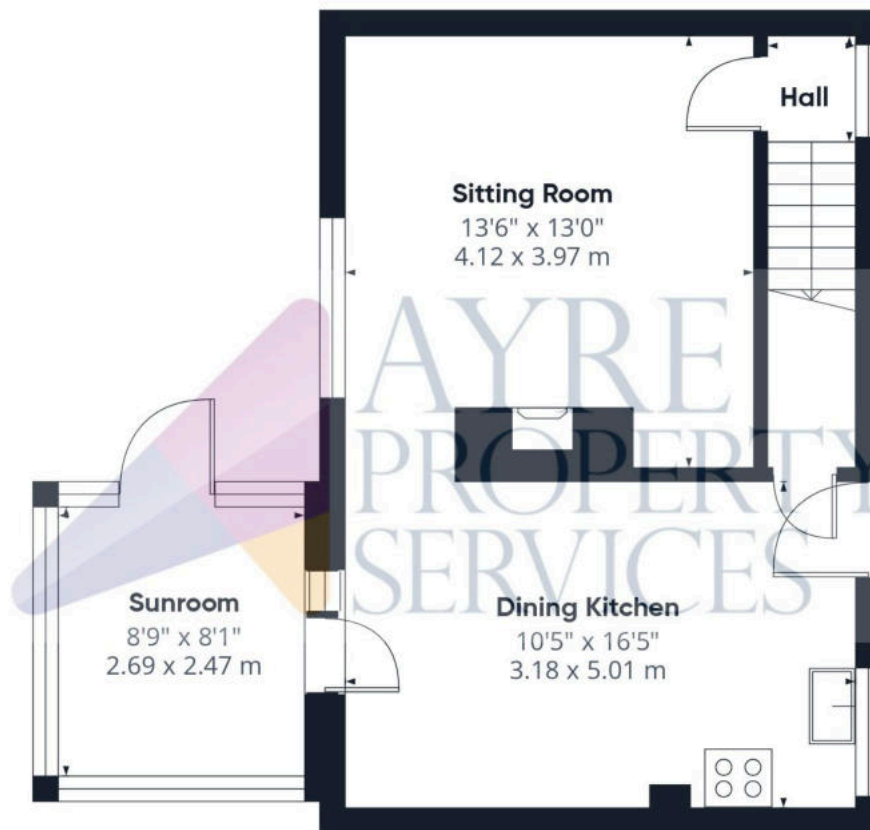
Location

For detailed directions please contact the selling agents.

Details Prepared January 2026
Property Reference APS 94020023



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Floor 0



Floor 1



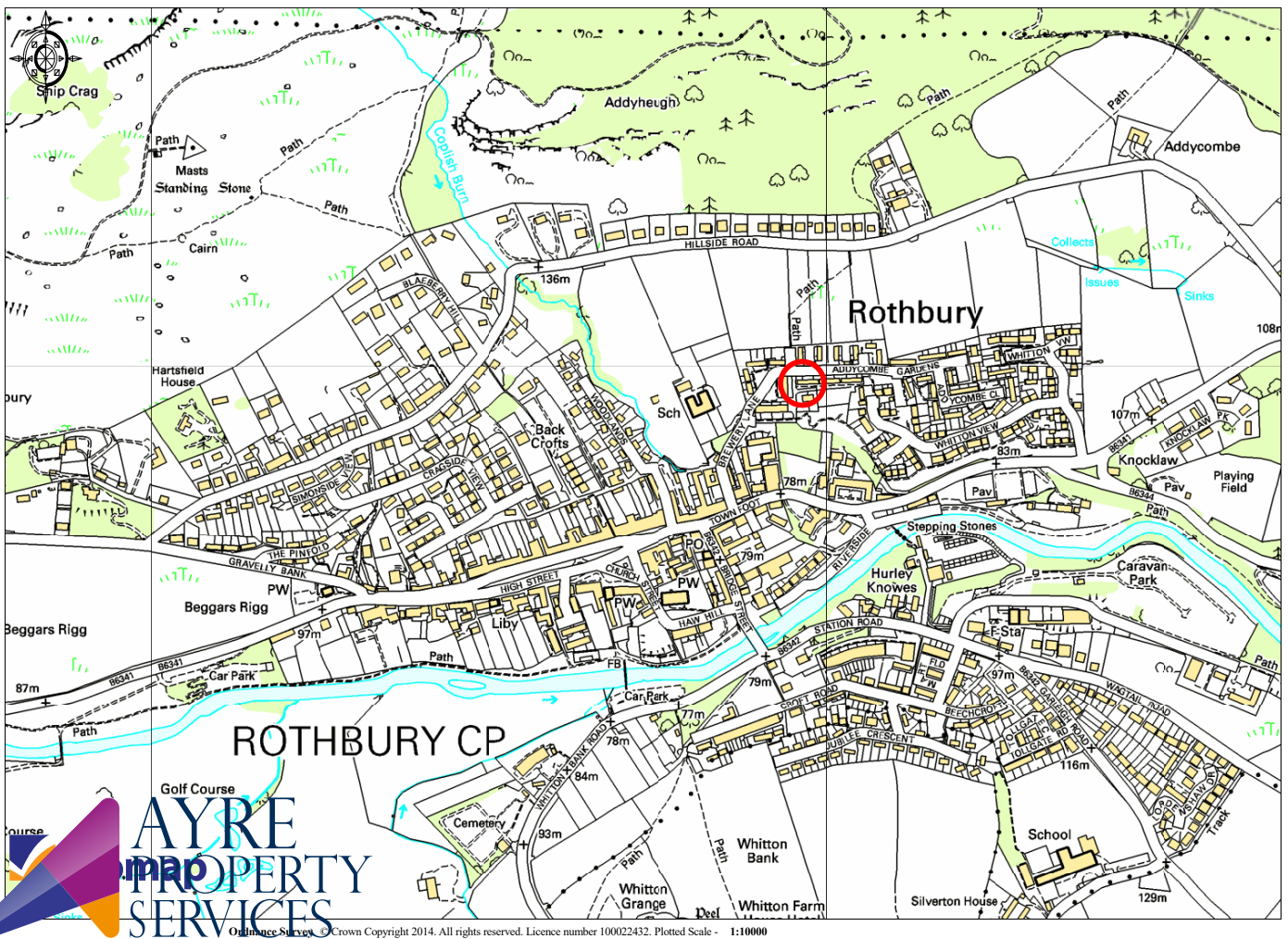












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Important Notice

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.