



Redeholm | Rochester | NE19

# Auction Guide Price £135,000

For Sale by Auction: 28th May, Option 2, Terms and Conditions apply. Rochester is a small village in rural Northumberland, with Otterburn a short drive away for everyday amenities, including local shops and services. The wider area is known for its open countryside and outdoor recreational opportunities.

**RMS** | Rook  
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**MID TERRACED HOUSE**

**NO UPPER CHAIN**

**RENOVATION POTENTIAL**

**SPACIOUS LIVING**

**TWO BEDROOMS**

**LARGE BATHROOM**

**SPLIT LEVEL GARDEN TO REAR**

**DETACHED GARDEN TO FRONT**

For any more information regarding the property please contact us today

**PROPERTY DESCRIPTION:**

This neutrally decorated two-bedroom terraced house is for sale in Rochester, near Otterburn, within the Northumberland National Park. The property offers a single, spacious reception room with a log burner and open views, creating a focal point for the home. The kitchen provides ample storage, and there is one bathroom with a shower over the bath. From the bathroom, a staircase leads to a boarded loft, offering additional usable space.

Both bedrooms include built-in wardrobes. The master bedroom benefits from open views, while the second bedroom is a double, also with fitted storage.

Externally, the house features a split-level garden accessed from the first floor and a separate garden to the front over the road, together with a West facing decked area at the front of the property, which makes the most of the surrounding scenery and incredible views. The setting offers direct access to local walking and cycling routes within the National Park.

Public transport links are limited in this part of Northumberland, so residents typically rely on car travel. Newcastle upon Tyne can usually be reached by road in around an hour, providing access to mainline rail services from Newcastle station, with connections to Edinburgh, York and London. The A68 and A696 routes give road access towards both the Scottish Borders and Tyneside.

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd.  
Tel 01661 831360

Terms and conditions apply see [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

**T: 01661 860 228**

[ponteland@rmsestateagents.co.uk](mailto:ponteland@rmsestateagents.co.uk)

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**Living Room:**  
14'10" x 14'08" (into alcove) - 4.52m x 4.47m

**Kitchen:**  
15'03" x 10'09" (max) - 4.65m x 3.28m

**Bedroom One:**  
8'04" (max) x 19'10" (max) - 2.54m x 6.05m

**Bedroom Two:**  
6'08" (max) x 19'10" (max) - 2.03m x 6.05m

**Bathroom:**  
5'09" x 10'02" - 1.75m x 3.10m

**Loft:**  
10'10" (max) x 26'00" (inc storage cupboard)  
- 3.30m x 7.93m

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS & SOLAR

Water: MAINS

Sewerage: SEPTIC TANK

Heating: AIR SOURCE, SOLAR PANEL & WOOD BURNER

Broadband: CABLE

Mobile Signal Coverage Blackspot: No

Parking: OFF STREET OVER ROAD

#### 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: B**

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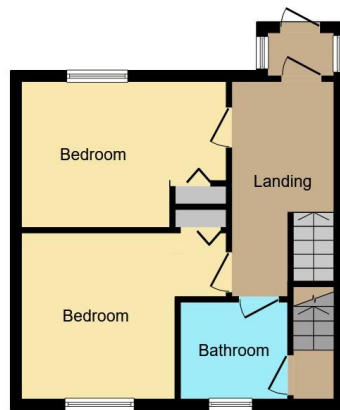
T: 01661 860 228

ponteland@rmsestateagents.co.uk

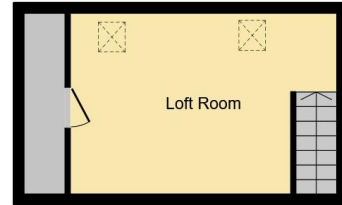
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Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)