



12 CROFT ROAD

ROTHBURY

AYRE
PROPERTY
SERVICES

01669 621312
ayrepropertieservices.co.uk

£175,000

GUIDE
PRICE

An exceptionally well presented terraced house within walking distance of Rothbury's facilities and amenities. Beautifully decorated and finished throughout the property offers very comfortable accommodation. On the Ground Floor; Entrance Hall, Kitchen and Sitting Room. On the First Floor Two Bedrooms and a family Bathroom. There is designated parking to the property and a terraced garden to rear of the property. The property benefits from gas central heating and double glazing. The property would be a perfect starter home or second home

Rothbury

Known as the 'Capital of Coquetdale' Rothbury is a small Northumbrian market town on the River Coquet equidistant from the larger towns of Alnwick and Morpeth. The town still reflects prosperity of the late Victorian era, brought about then 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/community hospital and a full range of local shops. A recently opened Shell petrol forecourt in Thropton is but a mile away.

Services

Mains Gas fired central heating. Mains electricity, water and drainage.

Postcode

NE65 7QU

Tenure

Leasehold - 959 Years Remaining

Local Authority

Northumberland County Council
Tel: 01670 627 000

Council Tax

The Property in in Band B - (£1,922.58 - 2025/26)

EPC Rating

Current Rating - E - Full report available upon request

Viewing

Strictly by appointment with the selling agents.

Location

Please refer to the Location Plan within these Sale Particulars. For detailed directions please contact the selling agents.

Connetivity

Mobile Coverage

EE	●
Vodafone	●
Three	●
O2	●

Satellite / Fibre TV Availability

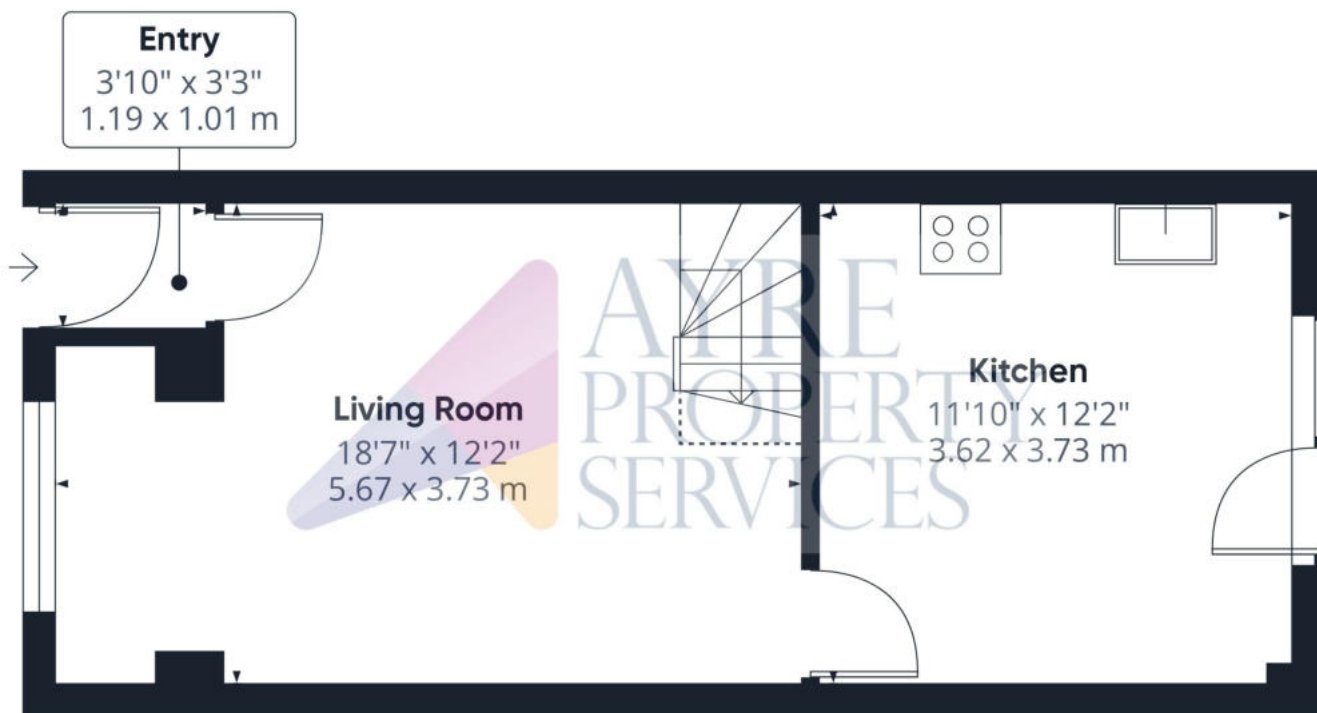
BT	✓
Sky	✓
Virgin	✗

Broadband

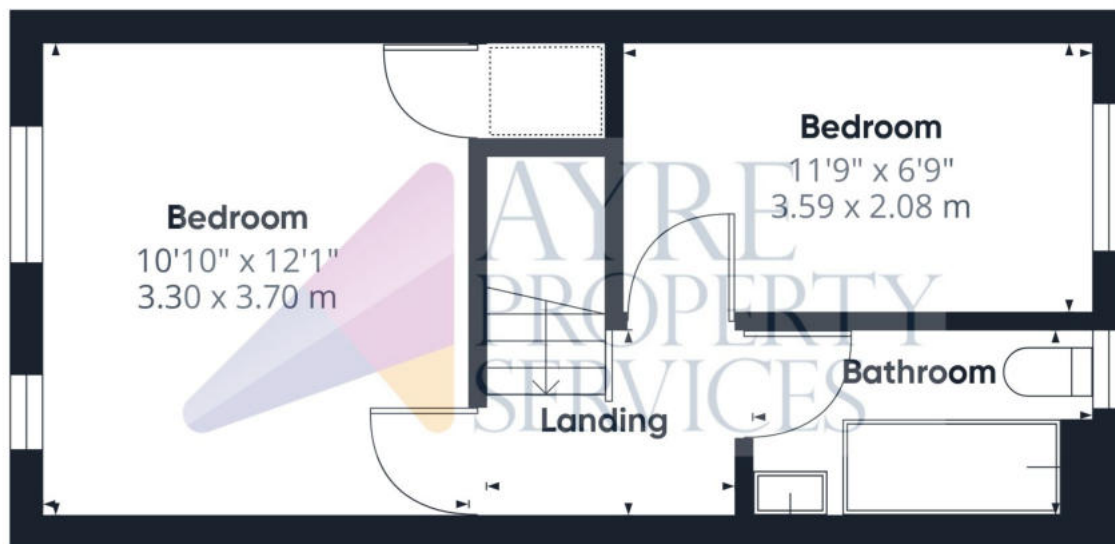
Basic	16 Mbps
Superfast	40 Mbps
Ultrafast	980 Mbps



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	52 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.