



## North View

### Cambois

A charming, three bedroom terrace family home. Beautifully elevated on this popular street within this up and coming seaside village. With local shops, school and bus route this quaint little village is far enough out to feel semi-rural but close enough to access major transport links. Benefiting from gas radiator central heating system and double glazing and boasting spacious room sizes. The property has a beautiful, private front garden, which has been tended and nurtured and also a rear yard. The property itself has an entrance lobby, excellent sized lounge with open plan staircase, fitted kitchen and dining room. Three bedrooms to the first floor. Family bathroom with WC. The property is being sold with the benefit of no upper chain. This Freehold property will be extremely popular call 01670 352900 or email [Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk) to arrange your viewing.

Asking Price **£100,000**

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MATTHEWS  
SAYER

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### PROPERTY DESCRIPTION

#### ENTRANCE

UPVC entrance door

#### LOUNGE 16'95 (5.11) X 13'83 (4.17) maximum measurements into recess

Double glazed window to front, single radiator, fire surround with inset and hearth, built in cupboard

#### DINING ROOM 14'90 (4.50) X 8'94 (2.67)

Double glazed window to side

#### KITCHEN 9'08 (2.74) X 7'60 (2.29)

Double glazed window to side, single radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, tiled splash backs, space for cooker, space for fridge/freezer, plumbed for washing machine, double glazed door to rear yard

#### FIRST FLOOR LANDING

Loft access

#### BEDROOM ONE 13'76 (4.15) X 8'10 (2.69) minimum measurements excluding recess

Double glazed window to front, single radiator, built in cupboard

#### BEDROOM TWO 10'42 (3.15) x 8'89 (2.64)

Double glazed window to rear, single radiator

#### BEDROOM THREE 10'52 (3.18) X 7'31 (2.21)

Double glazed window to front, single radiator

#### BATHROOM/WC

3 piece suite comprising: Mains shower over bath, wash hand basin set in vanity unit, low level WC, double glazed window to rear, single radiator

#### FRONT GARDEN

Large low maintenance garden with lawn, gravelled & paved areas, bushes and shrubs

#### REAR YARD

#### OUTHOUSE

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: ADSL (Modem)

Mobile Signal Coverage Blackspot: No

Parking: On street parking



**MINING**

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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: TBC**

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**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.

**16 Branches across the North-East**