

# Victoria Terrace

**Bedlington** 

- Spacious First Floor Flat
- One Bedroom
- Converted Loft Space
- Garden and parking across lane
- EPC:E/ Council Tax:A/ Leasehold-

Leasehold 999 years from 26 July 1994



ROOK MATTHEWS SAYER





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#### Entrance

UPVC entrance door.

# **Entrance Hallway**

Stairs to first floor landing.

# Lounge 14.10ft x 12.13ft (4.30m x 3.70m)

Double glazed window to the rear, radiator, laminate flooring, coving to ceiling,

# Kitchen/Dining Room 9.84ft x 7.54ft (3.00m x 2.30m)

Double glazed window to side, fitted with a 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, built in fan assisted oven, electric hob with extractor fan above, space for fridge/freezer, plumbed for washing machine, laminate flooring, storage cupboard.

# Loft

Converted loft, skylight, double radiator.

# Bedroom One 13.45ft x 12.79ft (4.10m x 3.90m)

Double glazed window to front, radiator.

#### Rathroon

Three-piece white suite comprising of panelled bath, wash hand basin, low level wc, double glazed window, heated towel rail, part tiling to walls, tiled flooring.

#### External

Rear Garden across the lane.

Wood built garage.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Mains Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: Garage in rear lane (in need of repair)

#### 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.

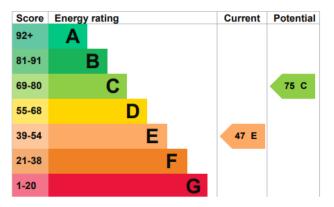
### TENURE

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 26 July 1994 Ground Rent: N/a Peppercorn Lease Service Charge: N/a Peppercorn Lease

COUNCIL TAX BAND: A EPC RATING: E

BD008091CM/SO14.5.24.V.1











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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.

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