



Battle Hill

Hexham

- First Floor Maisonette
- Two Bedrooms
- Central Hexham Location
- Modern Interior
- Original Features
- Ideal BTL

Guide Price: **£ 129,950**

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Battle Hill, Hexham

PROPERTY DESCRIPTION

Presenting an exquisite maisonette listed for sale. This property exudes a neutral decor throughout, creating a modern atmosphere ready for personal touches. The property flaunts an open-plan design, a unique feature that adds to its charm and spaciousness.

The residence features an open plan kitchen/living room, a versatile space that is complemented by a large bay window inviting in abundant natural light. The added warmth of a modern fireplace makes this an excellent space for intimate gatherings or quiet relaxation.

The kitchen is a modern delight, fully fitted with up-to-date appliances and designed with an open-plan layout with breakfast bar which enhances its size and functionality.

Accommodation includes two double bedrooms, each offering ample space for rest and relaxation. The property also includes a modern bathroom suite, adding a touch of modern elegance to the home.

Rated D on the Energy Performance Certificate (EPC), this maisonette is council tax band A. The property is conveniently situated near local amenities and historical features, making it a perfect choice for first time buyers or younger couples interested in a blend of convenience and culture.

This maisonette offers a blend of comfort and style with its neutral decor, unique open-plan design, and modern features. It presents a fantastic opportunity for BTL landlords or maybe a first time buyers seeking a chic, centrally located home. An early viewing is highly recommended to appreciate this property's full potential.

INTERNAL DIMENSIONS

Kitchen: 9'2 x 6'7 (2.79m x 2.0m)

Lounge: 16'1 into alcove x 14'2 into bay (4.9m x 4.32m)

Bedroom 1: 12'11 x 7'11 (3.94m x 2.41m)

Bedroom 2: 11'11 x 10'11 (3.63m x 3.33m)

Bathroom: 6'11 x 5'6 (2.11m x 1.68m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: FFTC

Mobile Signal / Coverage Blackspot: No

Parking: Allocated Parking Space

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.

RESTRICTIONS AND RIGHTS

Restrictions on property? Yes

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: 31st March 2016 to 30th March 2141

Ground Rent: £20 per annum.

Service Charge: £350 per annum

COUNCIL TAX BAND: A

EPC RATING: D

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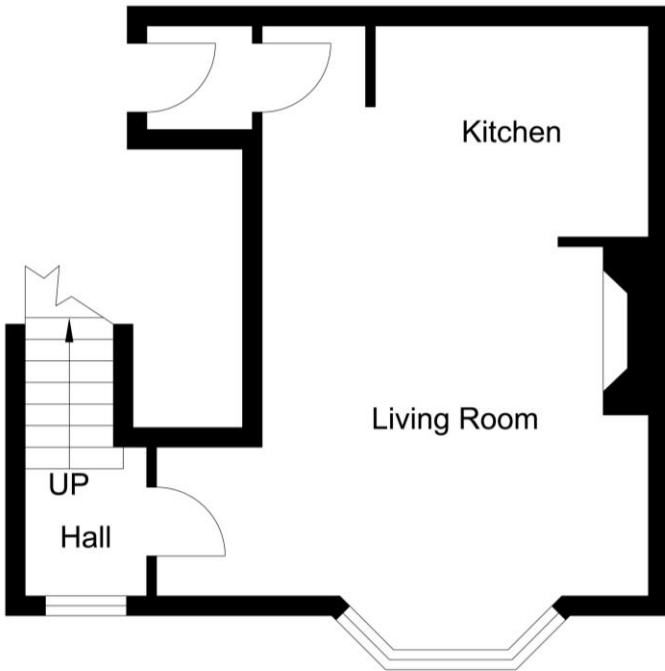
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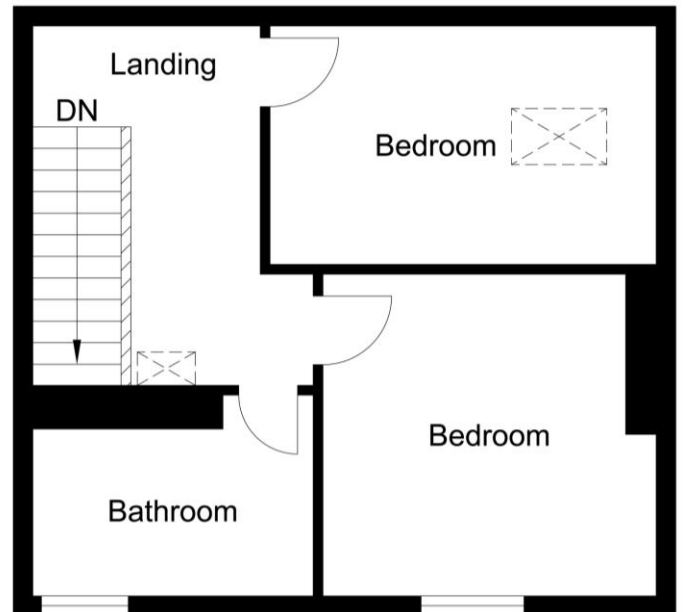
16 Branches across the North-East



Battle Hill, Hexham



First Floor



Second Floor



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