



## King Georges Road Newbiggin-by-the-sea

- Mid Terraced 3 Bedroom House
- Coastal Location
- Freehold
- Council Tax Band: A
- Tenanted

**£ 70,000**



**ROOK  
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# King Georges Road

## Newbiggin-by-the-sea

### PROPERTY DESCRIPTION

#### ENTRANCE HALLWAY

UPVC Entrance door, stairs to first floor landing, double radiator.

#### LOUNGE 17'1 (5.21) into alcove x 14'5 (4.39)

Double glazed window to front, double radiator, electric fire, television point.

#### KITCHEN 18'2 (5.53) x 6'5 (1.96)

Double glazed window to front, range of wall, floor and drawer units with co ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fanabove, space for fridge/freezer, plumbed for dishwasher, laminate flooring, double glazed door.

#### GROUND FLOOR SHOWER ROOM/WC OFF KITCHEN

Double glazed window, low level WC, wash hand basin set in vanity unit, electric shower cubicle, heated towel rail, tiling to walls, tiling to floor.

#### BEDROOM ONE 15'1 (4.59) x 10'3 (3.12) into alcove

Double glazed window to front, single radiator.

#### BEDROOM TWO 6'9 (2.06) x 11'11 (3.63)

Double glazed window to rear, single radiator.

#### BEDROOM THREE 7'7 (2.31) x 7'6 (2.29)

Double glazed window to front, single radiator.

#### BATHROOM/WC

3 piece white suite comprising: panelled bath, pedestal wash hand basin, low level WC, spotlights, double glazed window to rear, double radiator, part tiling to walls, laminate flooring.

#### PRIVATE YARD TO REAR

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Mobile Signal Coverage Blackspot: No

Parking: Driveway, on street.

#### THIS PROPERTY IS CURRENTLY TENANTED

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### 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: C

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