



## College Road Ashington

- Ground Floor Flat
- Two Bedrooms
- Beautiful Garden
- Council Tax Band: A
- Leasehold

**OIEO: £75,000**



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# College Road

## Ashington

### PROPERTY DETAILS

#### ENTRANCE PORCH

Composite entrance door, laminate flooring.

#### LOUNGE 11'02 (3.40m) x 15'01 (4.59m)

Laminate floor, French doors, coving to ceiling, 2 double radiators, television point.

#### KITCHEN 12'11 (3.94m) x 8'05 (2.57m)

Wall, floor and drawer units with co ordinating work surfaces, stainless steel circular sink and drainer, gas hob, electric fan assisted oven and extractor, tiled floor, baxi boiler, composite door, double glazed window to rear, radiato, tiling to floor, spotlights.

#### INNER LOBBY

Laminate floor, storage cupboard

#### BEDROOM ONE 8'09 (2.67m) plus recess x 11'10 (3.61m)

Fitted mirrored wardrobes, radiator, double glazed window to front, laminate flooring.

#### BEDROOM TWO 9'09 (2.97m) x 8'08 (2.64m)

Double glazed window to rear, storage cupboard, radiator, laminate flooring

#### BATHROOM

Low level w.c, panelled bath with electric shower over, pedestal hand wash basin, radiator, double glazed window to rear, storage cupboard, UPVC splashback.

#### GARDEN TO REAR

Lawned, decking area, garden shed, fencing.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Satellite

Mobile Signal Coverage Blackspot: No

Parking: Garage

#### 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: 80 years from 2024

Ground Rent: £154.25 per annum

Buildings insurance premium £100 per annum

#### COUNCIL TAX BAND: A

#### EPC RATING: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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