



Clive Gardens Alnwick

- Detached bungalow
- Three bedrooms
- Garage
- Close to the town centre
- Beautifully presented
- Garden

Offers over **£200,000**

01665 510 044
3-5 Market Street, Alnwick, NE66 1SS

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MATTHEWS
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www.rookmatthewssayer.co.uk
alnwick@rmsestateagents.co.uk



14 Clive Gardens

Alnwick NE66 1NH

Located close to the town centre in Alnwick, this three bedroom detached bungalow may particularly suit a buyer in retirement that would like to live near to the shops and transport links in a property that has a garage for private parking and flat easy to maintain gardens.

The lounge at the front is a spacious room that enjoys a sunny aspect, whilst the dining kitchen at the rear offers a view of the garden at the side, and a door out to a patio at the rear. The kitchen is fitted with a contemporary range of modern units and includes an integral electric oven, hob, extractor hood, and space for a washing machine and under-counter fridge. The shower room has been refitted with a walk-in double shower cubicle and wet wall panelling. At the back of the bungalow the garage is attached to the property and can be accessed by the front electric garage door and a door at the rear that leads out to the patio area.



HALL

Double glazed entrance door | Radiator | Loft access

LOUNGE 15' 9" (into bay) x 14' 6" (4.80m x 4.42m)

Double glazed walk-in bay window | Radiator



KITCHEN 11' 6" x 10' 1" (3.50m x 3.07m)

Double glazed windows | Double glazed door | Radiator | Extractor fan | Fitted wall and base units | Space for washing machine | Electric oven | Electric hob | Extractor hood | Space for under counter fridge

SHOWER ROOM

Double glazed frosted window | Part wet wall panelled walls | Tiled floor | Walk in shower with glass screen and mains shower | Close coupled W.C. | Pedestal wash hand basin | Ladder style heated towel rail | Extractor fan

BEDROOM ONE 11' 1" x 10' 1" (3.38m x 3.07m)

Double glazed window | Radiator

BEDROOM TWO 10' 10" x 6' 9" (3.30m x 2.06m)

Double glazed window | Radiator

BEDROOM THREE 5' 11" x 7' 5" (1.80m x 2.26m)

Double glazed window | Radiator

SIDE GARDEN

Lawn | Fenced boundaries | Rear patio

GARAGE 16' 0" x 10' 6" (4.87m x 3.20m)

Electric up and over garage door | Central heating boiler | Overhead storage | Lighting and power



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas central heating

Broadband: None

Mobile Signal Coverage Blackspot: No blackspot

Parking: Garage and 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, but the area has a history of mining. 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.

MATERIAL / CONSTRUCTION ABNORMALITIES

We have been informed that this is a timber framed building.

ACCESSIBILITY

The internal rooms are all on one level, but there is a step entering the property at the front and rear

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: C

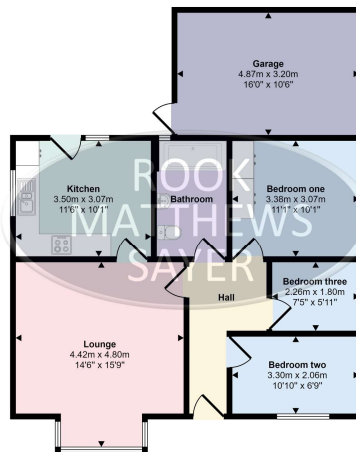
EPC RATING: Currently being prepared

AL008855.DM.KM.04/09/2024.V1





Approx Gross Internal Area
79 sq m / 853 sq ft



Floorplan 14 Clive Gardens VERSION 1

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Trade Snapper 360.

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.

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