



Hampshire Close

Ashington

THE PRICE IS BASED ON 25% SHARED OWNERSHIP. ASK FOR FURTHER DETAILS TO SEE IF YOU QUALIFY.

A bright and modern bungalow in a very popular part of Ashington with excellent transport links and close to all amenities. The property boasts two double bedrooms, a contemporary wet room and large open plan living area with well fitted kitchen with ample room for a dining table. Externally there is a lovely garden to the rear and a lawned front garden with a driveway and single detached garage. The property is available to buy as a 25% shared ownership or to purchase outright.

Shared Ownership 25% : **£44,750**

01670 850 850
2 Laburnum Terrace, Ashington, NE63 0XX

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
ashington@rmstateagents.co.uk



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PROPERTY DESCRIPTION

ENTRANCE HALLWAY

Half glazed composite entrance door, laminate flooring, single radiator, storage cupboard.

LOUNGE AREA 11'8 (3.56) x 12'7 (3.84) (open to kitchen)

Double glazed window to rear, double glazed patio doors to rear, double radiator, electric fire, television point.

KITCHEN/DINING ROOM 11'8 (3.56) x 10'8 (3.25)

Double glazed window, 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 fan above, space for fridge/freezer, plumbed for washing machine, laminate flooring, double glazed door to rear.

BEDROOM ONE 9'5 (2.87) x 12'1 (3.68)

Double glazed window to front, single radiator, fitted wardrobes and drawers.

BEDROOM TWO 8'5 (2.57) x 11'3 (3.43)

Double glazed window to front, single radiator, fitted wardrobes.

SHOWER ROOM

Suite comprising: Walk in electric shower, pedestal wash hand basin, low level WC, double glazed window to side, heated towel rail, part tiling to walls, none slip flooring.

FRONT GARDEN

Laid mainly to lawn.

REAR GARDEN

Laid mainly to lawn, flower beds.

SINGLE GARAGE

Detached, up and over door.



AGENTS NOTE

This is a shared ownership of 25%- £44,750
Option to purchase 100% of property outright: £179,950
Rent Per Month: £302.78

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband:
Mobile Signal Coverage Blackspot: No
Parking: Driveway

ACCESSIBILITY

This property has a wet room and wide doorways

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: 125 years from 01/04/2019

Estate Charge: £13.76

Building Insurance: £26.22

Administration: £8.06

Council Tax Band: B

EPC Rating: D



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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