



## Elderberry Cottages Otterburn

- Semi detached bungalow
- Village location
- 2 bedrooms
- Recently renovated bathroom
- Fireplace with stove

**£ 150,000**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



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# Elderberry Cottages

Otterburn

## Entrance Porch 4'7 x 3'7

The double-glazed front door opens to a welcoming porch with tiled flooring.

## Inner Hallway

A carpeted hallway with radiator and loft access.

## Lounge 10'9 max into recess x 14'9

A comfortable room with beautiful feature fireplace and stove, carpeted flooring, radiator and a double-glazed window to the front with beautiful countryside views.

## Bedroom One 10'8 x 8'10

This room has a double-glazed window to the front, carpeted flooring and radiator.

## Bathroom 6'2 x 10'6

An elegant modern bathroom with freestanding feature bath, double shower enclosure, wash hand basin inset to storage, WC, tiled walls and flooring, radiator with towel rail, double glazed window to the front and extractor fan.

## Kitchen 7'7 x 10'4

A modern fitted kitchen with sink unit inset, integrated fridge freezer, electric oven and hob with cooker hood above, integrated washer dryer, double glazed window and door to the rear garden and part tiled walls.

## Bedroom Two 10'7 x 6'4 max into wardrobes

This room is currently being used as a dressing room and has fitted wardrobes, carpeted flooring, radiator and a double-glazed window to the rear.

## Garden

To the rear is a gated driveway and low maintenance landscaped garden with fence boundaries. To the front is a wonderful garden laid to lawn with planted borders, charming walled raised beds and a pebbled seating area.

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric and wood burner/open fire

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: Driveway

## MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

## MATERIAL / CONSTRUCTION ABNORMALITIES

We have been informed that that this property is timber frame.

## 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: B**

**EPC RATING: E**

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