



## Victoria Terrace Bedlington

- Spacious First Floor Flat
- One Bedroom
- Converted Loft Space
- Garden and parking across lane
- EPC:E/ Council Tax:A/ Leasehold-  
Leasehold 999 years from 26 July 1994

**Offers In Excess Of £50,000**



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# Victoria Terrace

## Bedlington

### Entrance

UPVC entrance door.

### Entrance Hallway

Stairs to first floor landing.

### Lounge 14.10ft x 12.13ft (4.30m x 3.70m)

Double glazed window to the rear, radiator, laminate flooring, coving to ceiling,

### Kitchen/Dining Room 9.84ft x 7.54ft (3.00m x 2.30m)

Double glazed window to side, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, tiled splash backs, built in fan assisted oven, electric hob with extractor fan above, space for fridge/freezer, plumbed for washing machine, laminate flooring, storage cupboard.

### Loft

Converted loft, skylight, double radiator.

### Bedroom One 13.45ft x 12.79ft (4.10m x 3.90m)

Double glazed window to front, radiator.

### Bathroom

Three-piece white suite comprising of panelled bath, wash hand basin, low level wc, double glazed window, heated towel rail, part tiling to walls, tiled flooring.

### External

Rear Garden across the lane.

Wood built garage.

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: Garage in rear lane (in need of repair)

### 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. 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.

### 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: 999 years from 26 July 1994

Ground Rent: N/a Peppercorn Lease

Service Charge: N/a Peppercorn Lease

### COUNCIL TAX BAND: A

### EPC RATING: E

BD008091CM/SO14.5.24.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	47 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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