



Pair Of Flats- Front Street

Newbiggin-by-the-sea

A pair of flats for sale in Newbiggin-by-the-sea. The ground floor flat comprises of a spacious lounge/kitchen dining area, a double bedroom and a bathroom. To the first floor flat there is a lounge, well equipped kitchen, 2 bedrooms and a shower room.

The Ground floor flat is currently tenanted.

£220,000

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Front Street Newbiggin-by-the-sea

PROPERTY DESCRIPTION

GROUND FLOOR FLAT

ENTRANCE

UPVC Entrance door

LOUNGE 11'9 (3.58) x 12'9 (3.89)

Double glazed window to front, single radiator, television point.

KITCHEN/DINING ROOM 11'7 (3.53) x 10'7 (3.22)

Double glazed window to rear, double radiator, 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/dishwasher, vinyl flooring.

BEDROOM ONE 13'1 (3.99) x 14'0 (4.27)

Double glazed window to front, single radiator.

SHOWER ROOM

3 piece suite comprising: shower cubicle, pedestal wash hand basin, low level WC, double glazed window to rear, double radiator, part tiling to walls, tiled flooring.

FIRST FLOOR FLAT

ENTRANCE HALLWAY

UPVC Entrance door, stairs to first floor landing.

LOUNGE/KITCHEN/DINING AREA 13'8 (4.17) x 12'10 (3.66)

Double glazed window to front, double radiator, range of wall, floor and drawer units with co ordinating roll edge work surfaces, stainless steel sink unit and mixer tap, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge, laminate flooring, coving to ceiling.

UTILITY ROOM

Double glazed window to rear, plumbed for washing machine.



BEDROOM ONE 10'9 (3.28) to front of wardrobes x 13'6 (4.12)
 Double glazed window to front, double radiator, fitted wardrobes, small dressing room to side.

BEDROOM TWO 11'3 (3.43) x 10'2 (3.10)
 Double glazed window to rear, single radiator.

BATHROOM/WC
 3 piece white suite comprising: mains shower over panelled bath, wash hand basin (set in vanity unit), low level WC, double glazed window to rear, heated towel rail, laminate flooring, cladding to walls.

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas
- Broadband:
- Mobile Signal Coverage Blackspot: No
- Parking: On street, communal parking

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: D
EPC RATING: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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