



Hundleby Court Cramlington

- Semi Detached House
- Two Double Bedrooms
- Chain Free
- Two Allocated Parking Bays
- EPC:B/ Council Tax:B/ Freehold

£190,000



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ROOK
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SAYER

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Hundleby Court

Cramlington, NE23 1AS

Entrance

Entrance Door.

Entrance Hallway

Stairs to first floor landing, laminate flooring, single radiator.

Downstairs Wc

Low level wc, wash hand basin, part tiling to walls, part mirrored wall.

Lounge 14'06ft max x 12'06ft (4.42m x 3.81m)

Double glazed window to rear, French doors, double radiator, television point wall mounted, laminate flooring, storage cupboard.

Kitchen 5'06ft x 11'02ft (1.68m x 3.40m)

Double glazed window to front, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, gas hob with extractor fan above, integrated fridge/freezer, washing machine, dishwasher, spotlights.

First Floor Landing

Loft access.

Loft

Insulated.

Bedroom One 9'05ft x 12'06ft (2.87m x 3.81m)

Double glazed window to rear, single radiator, sockets with USB ports.

Bedroom Two 9'01ft x 12'05ft max (2.77m x 3.78m)

Double glazed window to front, radiator, built in cupboard, television point.

Bathroom 6'01ft x 4'10ft (1.85m x 1.24m)

Three-piece white suite comprising; panelled bath with mains shower over, low level wc, heated towel rail, part tiling to walls, laminate flooring, part mirrored wall, extractor fan .

External

Two allocated parking bays to front. Low maintenance rear garden, patio area, garden shed, electric point.

PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: Fibre

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.

5 years from 2024 remaining on NHBC (or similar) guarantee

ACCESSIBILITY

- Level access for wheelchair users.

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: B

BD008174CM/SO1.10.24.V.1

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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