



Avebury Avenue Choppington

- Semi Detached House
- Three Bedroom
- Newly Installed Kitchen
- Freehold On Completion
- EPC:C/ Council Tax:B

Offers In Excess Of £200,000



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Avebury Avenue

Choppington NE62 5HE

Entrance

UPVC entrance door.

Entrance Hallway

Stairs to first floor landing, storage cupboard.

Lounge 15'08ft x 13'11ftft (4.57m x 3.96m)

Double glazed window to the front, double radiator, built in storage cupboard, coving to ceiling.

Kitchen 10'08x 15'08ft (3.04m x 4.57m)

Double glazed window to the rear, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink and drainer with mixer tap, built in electric fan assisted oven, electric hob with extractor fan above, integrated fridge freezer, plumbed for washing machine, laminate flooring, coving to ceiling.

Office/Converted Garage

Double glazed windows, spotlights, double glazed door.

First Floor Landing

Double glazed window, loft access.

Loft

Partially boarded.

Bedroom One 9'06ft max x 13'01ft (2.74m x 3.96m)

Double glazed window to the front, single radiator, coving to ceiling.

Bedroom Two 9'05ft x 11'02ft (2.74m x 3.35m)

Double glazed window to the rear, single radiator, coving to ceiling, television point.

Bedroom Three 8'02ft x 6'06ft max (2.43m x 1.82m)

Double glazed window to the front, single radiator, coving to ceiling.

Bathroom 6'09ft x 7'00ft (1.82m x 2.13m)

Three piece white suite comprising of; P shape bath, wash hand basin and low level wc (set in vanity unit), double glazed window, heated towel rail, cladding to ceiling and walls, cupboard housing comb boiler, electric shaver point.

External

Front garden laid mainly to lawn, driveway. Low maintenance rear garden, patio area, water tap, electric, access to office.

Garden Room

Lighting and power – currently used as a beauty room.

Office/Converted Garage

Double glazed windows, spotlights, double glazed door, roller door, power, storage.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage and 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.

TENURE

Vendor has advised property will be freehold on completion

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: 99 years from 1 December 1988

Ground Rent: £50 per annum

COUNCIL TAX BAND: B

EPC RATING: C

BD008346CM/SO28.1.25.v.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 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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