



## Cambo Drive Cramlington

- Semi Detached House
- Two Double Bedrooms
- Converted Loft Space
- Freehold
- EPC:D/Council Tax:A

**£129,950**



01670 531 114  
82 Front St, Bedlington, NE22 5UA

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[bedlington@rmsestateagents.co.uk](mailto:bedlington@rmsestateagents.co.uk)

# Cambo Drive

Cramlington, NE23 6TN

**Entrance Porch 4.06ft x 5.63ft** (1.23m x 1.71m)

Via UPVC entrance door, double glazed windows to the front.

**Lounge – L Shaped Room/ Lounge 17.73ft x 21.40ft + Bay Window** (5.40m x 6.52m)

Double glazed windows to the front, rear and side, two double radiators, stairs to first floor, understairs cupboard, television point, spotlights, laminate flooring.

**Kitchen/ Utility/ Breakfast Room 19.46ft x 10.85ft** (5.93m x 3.30m)

Double glazed window to the side, double radiator, 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, built in electric fan assisted double oven, electric hob with extractor fan above, space for fridge/freezer, plumbed for washing machine, tiling to floor, double glazed door to front, double glazed patio doors to the rear.

**First Floor Landing**

Stairs and door to bedroom three, double glazed window to the side.

**Bedroom One 13.25ft x 9.46ft + wardrobes** (4.03m x 2.88m)

Double glazed window to the front, double radiator, fitted wardrobes, built in cupboard, laminate flooring.

**Bedroom Two 11.94ft into doorway x 9.80ft** (3.63m x 2.98m)

Double glazed window to the rear, single radiator.

**Loft Space 16.03ft x 14.00ft into eaves** (4.88m x 4.26m)

Skylight, power and lighting.

**Bathroom/Wc 7.83ft x 5.40ft** (2.38m x 1.64m)

Three piece white suite, wash hand basin (set in vanity unit), low level wc, spotlights, walk in shower, double glazed window to the rear, heated towel rail, tiled walls, tiled flooring.

**External**

Front/Side garden laid to lawn, fencing, driveway for multiple cars. Rear garden laid mainly to lawn, paved area, garden shed.

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: vendor unaware

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.

**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: A**

**EPC RATING: D**

BD008368JY/SO23.1.25.v.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 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.

16 Branches across the North-East

