



## The Demesne

### Ashington

This delightful two-bedroom detached bungalow presents an excellent opportunity for those seeking a comfortable and spacious home. The property boasts a well-thought-out layout, ensuring space is utilised effectively, making it ideal for both families and couples alike.

Set on a good-sized plot, benefitting from a pleasant outdoor area, providing a lovely setting for gardening.

**Auction Guide Price: £250,000**

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# The Demesne Ashington

## PROPERTY DESCRIPTION

### Hall

Radiator, two cupboards and access to loft space.

### Living Room

4.08m x 6.65m

Double glazed window, two radiators, gas fire and double glazed patio doors.

### Conservatory

2.42m x 3.42m

Double glazed window and radiator.

### Kitchen

2.95m x 2.96m

Electric hob and oven, sink unit, radiator, plumbing for washing machine and open to:-

### Conservatory / Dining Area

2.21m x 4.78m

Double glazed window, two radiators. Door providing access to the rear garden.

### Bathroom

1.66m x 2.40m

Bath with shower over, wash hand basin, wc, radiator, double glazed window and window.

### Bedroom One

3.54m x 3.39m

Fitted wardrobes, radiator and double glazed window.

### Bedroom Two

3.00m x 3.09m

Fitted wardrobes, radiator and double glazed window..



### Rear Garden

Patio, lawn and borders.

### Side Garden

Lawn and borders.

### Front Garden

Lawn, drive and borders.

### Garage

5.73m x 2.60m

Single glazed window and up and over door.

### 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.

Tenure: Leasehold

The term of the lease is 99 years from 11 November 1962.

We have been informed the purchase of the Freehold will happen simultaneously with the sale of the property.

EPC Rating: D

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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