



Waterleap Cottage

Ovingham

For sale is this immaculate mid terraced house, situated in a highly sought after village location. Perfectly poised for walking and cycling routes, this property offers a unique opportunity for investors, families, and couples alike.

Offers Over **£270,000**

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PROPERTY DESCRIPTION

Inside, the property boasts two spacious double bedrooms. The master bedroom is a particular highlight, offering ample space, open views and a serene atmosphere. The second bedroom also provides comfortable living space, perfect for guests or family.

The property features a single well-appointed bathroom, complete with a heated towel rail and shower over bath. Ideal for unwinding after a long day or preparing for the day ahead in comfort and style.

The kitchen is a cook's delight, bathed in natural light and offering ample storage for all your culinary needs. Whether you're a budding chef or a seasoned cook, the kitchen space is sure to impress.

The reception room is the heart of the home, featuring wood floors and a log burner, adding a touch of rustic charm. The room is spacious enough for a dining area and has a stable door that opens onto the South facing front garden, providing an excellent flow of indoor and outdoor living.

Among the property's unique features are a fireplace, parking space for two, and a stunning south-facing front garden and a private courtyard garden to the rear with Church views, ideal for those who appreciate outdoor living. This property is currently a holiday let and offers no upper chain, providing an excellent investment opportunity.

In summary, this immaculate property offers a blend of country living with a modern touch. Its unique features and sought-after location make it a must-see. Don't miss this chance to own a piece of the idyllic countryside.

Living Room: 15'08" x 13'10" (into alcove) - 4.78m x 4.22m

Kitchen: 9'01" x 14'07" (max) - 2.77m x 4.45m

Bedroom One: 13'08" x 13'11" (into alcove) - 4.17m x 4.24m

Bedroom Two: 7'10" x 13'09" (max) - 2.39m x 4.19m

Bathroom: 5'10" x 5'07" - 1.79m x 1.70m



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Off Street For Two

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: B

EPC RATING: C

P00007291.SD.SD.13/1/25.V.1





Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This graph shows this property's current and potential energy rating.



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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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