



## 2 bed ground floor flat to buy in

Rothesay Terrace, Bedlington, Bedlington,  
Northumberland, NE22 5PS

**£39,950** Starting Bid

🏠 x 2 🚿 x 1 🚻 x 1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Ground Floor Flat
- ✓ Convenient Location
- ✓ Sold With Tenants In Situ
- ✓ Two Bedrooms
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

TO BE SOLD via ONLINE AUCTION. Fees apply.

We offer a ground floor flat located on the popular Rothesay Terrace, Bedlington. The property is being sold as a tenanted investment - please enquire further regarding the annual income etc.

Well proportioned, the flat has a front entrance with a useful porch. There are reception rooms to both the front and rear, open-plan and allowing the natural light to flood into the spaces. Off the reception rooms there is access into an inner hall and two bedrooms. The kitchen forms part of the extension and is a decent size, providing access into the rear yard. A three piece suite bathroom completes the accommodation.

Externally there is a small front garden and a shared yard to the rear. The property has double glazing and gas central heating.

The property is located at the East end of Rothesay Terrace which means the Bedlington train station, providing access into Newcastle City Centre is located within very good proximity. In addition, there are amenities, schools and shops and the A189 Spine Road and picturesque coastline is within good reach.

Long Leasehold Peppercorn agreement 999 years from 2015.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 957

Price: Starting Bid £39,950

Property Type: Ground floor flat

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Entrance Porch

Entrance door opening into the useful porch. Glazed windows and inner door leading into the living room.

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## Living Room

4.07m x 3.83m (13'4" x 12'6")

A pleasant room situated to the front with open access into the dining room. Wall mounted electric fire, double glazed window, central heating radiator and access into the inner hall.



## Another Living Room Image



## Dining Room

4.274m x 3.198m (14'0" x 10'5")

Located to the rear of the building with onward access into the kitchen. Double glazed window to the rear, useful storage cupboard and central heating radiator.



## Kitchen

1.89m x 1.97m (6'2" x 6'5")

Providing access into the bathroom and the shared rear yard. Fitted with a range of wall and base units with work surfaces, sink unit, taps and drainer board, space and plumbing for washing machine, fridge/freezer and built-in oven and hob. Double glazed window to the side elevation.



## Additional Kitchen Image



## Bathroom

A white three piece suite comprising: bath with shower over, low level WC and wash hand basin. Tiling to walls, heated towel rail and double glazed window to the side elevation.



## Inner Hall

Located off the reception rooms and providing access into the two bedrooms.

## Bedroom One

4.497m x 2.21m (14'9" x 7'3")

Double glazed window to the front elevation, central heating radiator.



## Bedroom Two

3.093m x 2.249m (10'1" x 7'4")


Located to the rear with a double glazed window and a central heating radiator.



## Outside

There is a private garden to the front of the property. Externally to the rear there is a shared rear yard.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

Rothesay Terrace, Bedlington, Bedlington, Northumberland, NE22 5PS

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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