



To buy

## 2 bed ground floor flat to buy in

Jubilee Terrace, Bedlington, Bedlington,  
Northumberland, NE22 5UP

# £55,000

🛏 x2 🪑 x1 🚿 x2

Tenure

**Leasehold**

## Property features

- ✓ Chain Free!
- ✓ Two Bedrooms
- ✓ Two Reception Rooms
- ✓ Rear Garden
- ✓ EPC Rating C

Allocated parking

## 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

A pleasant ground floor flat, located on the popular and conveniently placed Jubilee Terrace in Bedlington. The home is well placed to provide excellent access to the Bedlington Train Station, which forms part of the South East Northumberland rail link, offering speedy access into Newcastle City Centre.

The internal accommodation is presented well and the dual aspect open-plan living room and dining room allows the natural light to flood through the spaces, providing a bright and airy feel. There are two bedrooms, a fitted kitchen and a white three piece suite bathroom.

The rear yard has shared access and there is a lawned garden beyond the lane belonging to this property.

Double glazing, gas central heating and on a long leasehold Peppercorn agreement (959yrs remaining)

We feel this home will lend itself very well to a first-time-buy, down-size purchase or buy-to-let (approximate annual income £6,900)

Please contact the local lettings team to set-up an appointment view.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 959

Ground Rent Review Period: Peppercorn agreement

Price: £55,000

Property Type: Ground floor flat

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: 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

Double glazed entrance door opening into the living room.

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## Living Room

4.99m x 3.83m (16'4" x 12'6")

Situated to the front of the property with open access into the dining room/second reception. Double glazed window to the front elevation, central heating radiator, wood effect laminate flooring.



## Additional Living Room Image



## Dining Room/Second Reception

4.12m x 3.78m (13'6" x 12'4")

Located to the rear with onward access into the kitchen. Access into the inner hall. Double glazed window to the rear, central heating radiator and wood effect laminate flooring.



## Additional Dining Room Image



## Inner Hall

Storage cupboard and access into bedroom one and bedroom two.

## Bedroom One

2.98m x 2.28m (9'9" x 7'5")

Situated to the front with a double glazed window and a central heating radiator.



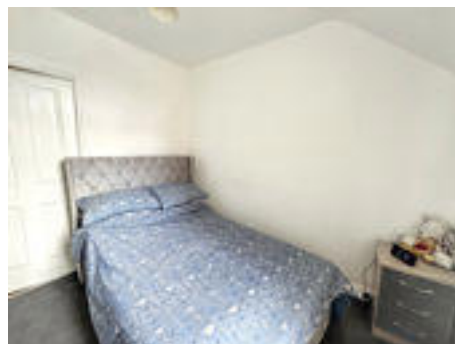
## Bedroom Two

2.32m x 2.28m (7'7" x 7'5")

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



## Additional Bedroom Two Image



## Kitchen

3.36m x 2.17m (11'0" x 7'1")

Fitted with a range of wall and base units with complementing work surfaces, sink unit with tap and drainer board, built-in oven, space and plumbing for washing machine, space for fridge/freezer, tiling to walls, double glazed window to the side elevation, double glazed door providing access into the shared rear yard. Onward access into the bathroom.



## Additional Kitchen Image



## Bathroom

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





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>	71	76
(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	

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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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