



22 FENWICK PARK

LONGFRAMLINGTON

AYRE
PROPERTY
SERVICES

01669 621312
ayrepropertyservices.co.uk

£275,000

GUIDE
PRICE

A very well maintained and immaculately presented detached house situated in the popular village of Longframlington within easy walking distance of all village amenities. Constructed in 2017 by the award winning Cussins Homes. Internal accommodation comprises On the Ground Floor; Entrance Hall, W.C., Sitting Room and large Dining Kitchen. On the First Floor; 3 Bedrooms and Family Bathroom. The principal bedroom has an en-suite shower and fitted wardrobes. To the front there is a small garden and to the rear of the property there is a garden with access to the garage with parking.

Longframlington

The popular village of Longframlington has facilities that include an award winning village shop, a renowned butchers and a Country Club. There are numerous popular pubs and restaurants close by. The small market town of Rothbury, the National Park and the Northumberland Coast are all within easy reach.

Services

Mains electricity, water and drainage. Air source central heating.

Postcode

NE65 8ES

Title Number

ND185617

Tenure

Leasehold - 990 years remaining.

Location

Please refer to the Location Plan within these Sale Particulars. For detailed directions please contact the selling agents.

Local Authority

Northumberland County Council
Tel: 01670 627 000

Council Tax

The Property in in Band D - (£2,274.33 - 2024/25)

EPC Rating

Current Rating - C (79)

Full EPC report available upon request.

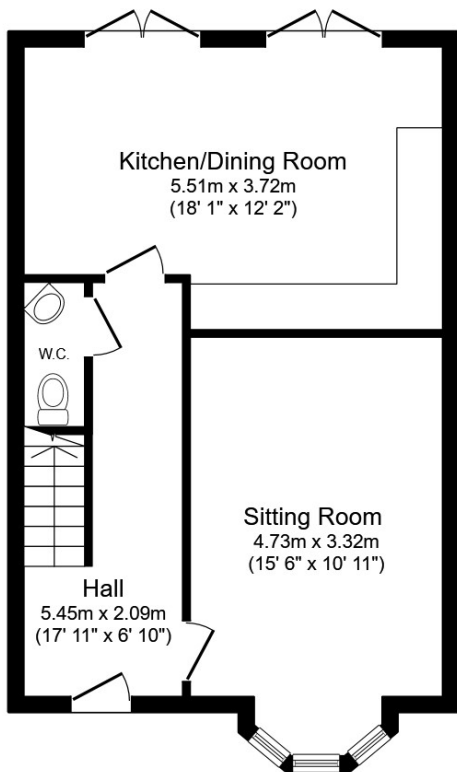
Viewing

Strictly by appointment with the selling agents.

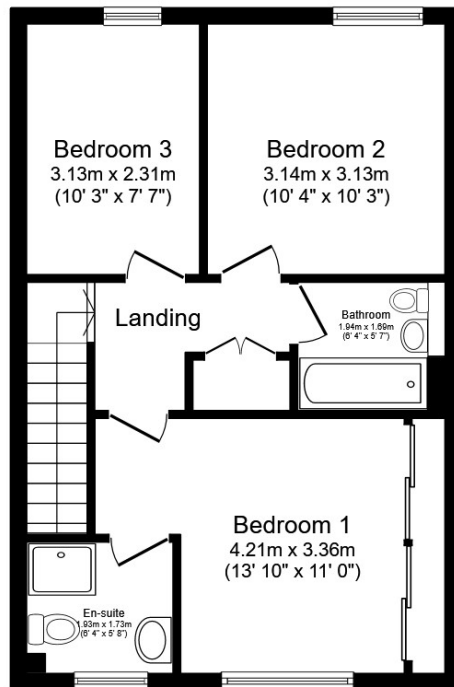
Details Prepared June 2024
Property Reference APS 95119199



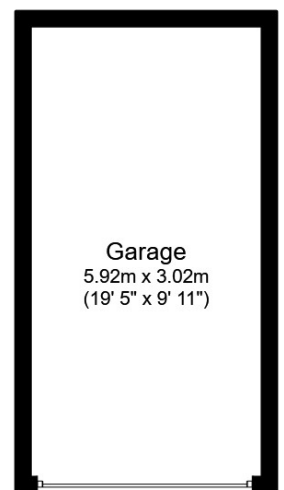
Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Garage

Total floor area 113.3 sq.m. (1,219 sq.ft.) approx

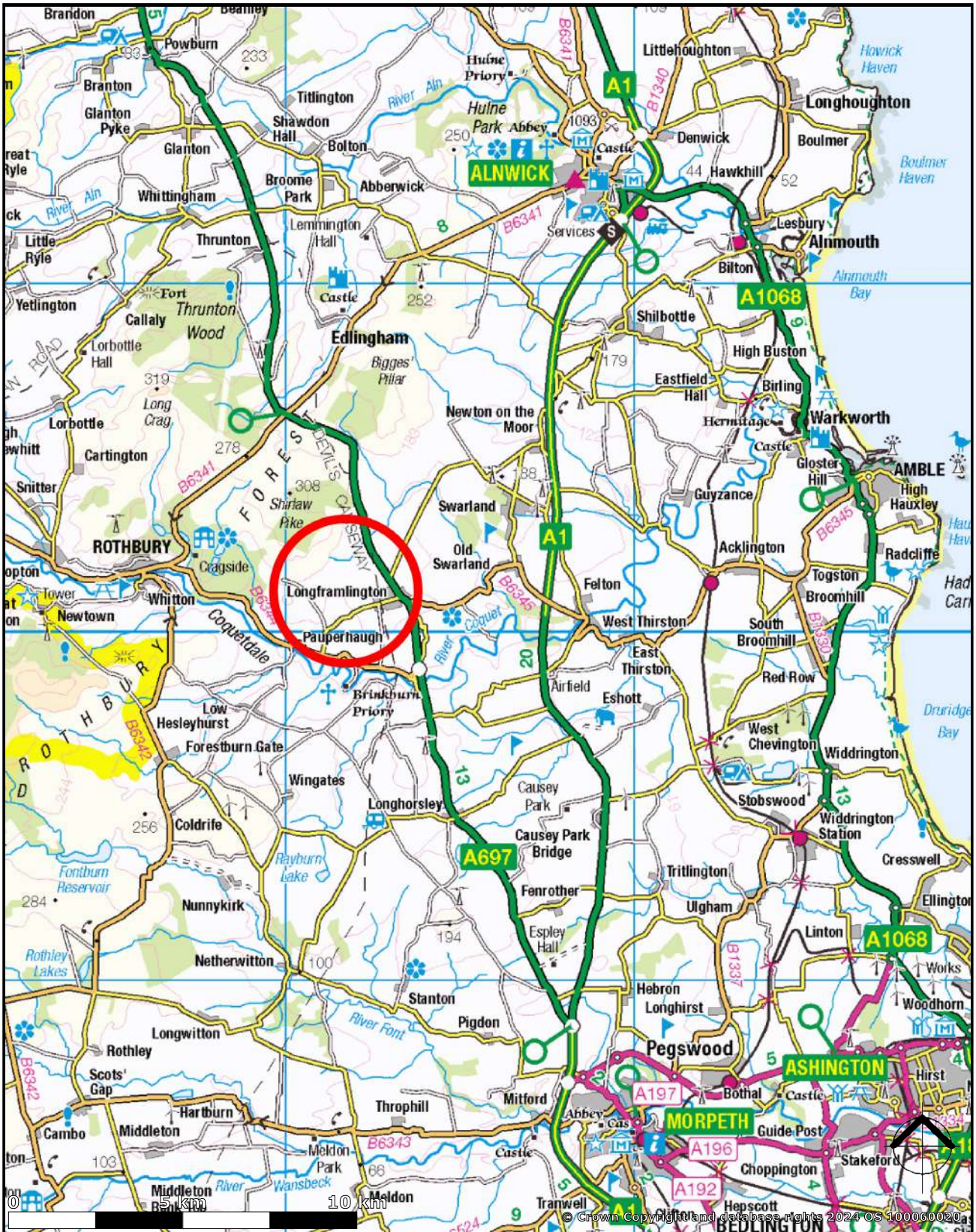
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Plotted Scale - 1:175,000



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Important Notice

These particulars are intended only as a guide for prospective purchasers and do not constitute part of an or contract. All descriptions dimensions and other details are given in good faith and are believed to be correct but prospective purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. No responsibility can be accepted for expenses incurred by prospective purchasers in inspecting a property that has been sold or withdrawn from the market.