



3 ADDYCOMBE CLOSE ROTHBURY

AYRE
PROPERTY
SERVICES

01669 621312
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£165,000

GUIDE
PRICE

A well-presented 3-bedroom mid-terrace house within walking distance of the village centre. The accommodation comprises: Entrance Hall, Cloakroom, Kitchen, Sitting Room, Conservatory, 3 Bedrooms and Bathroom. The kitchen has fitted units incorporating an electric oven and gas hob; a spacious bathroom features a free-standing bath with shower facility and the principal bedroom has fully fitted wardrobes, and benefits from fine views. Externally there are enclosed courtyard gardens to both the front and rear of the house with paved seating areas, the rear courtyard enjoys views of the hills and woodland surrounding the village.

Rothbury

Known as the 'Capital of Coquetdale' Rothbury is a small Northumbrian market town equidistant from the larger settlements of Alnwick and Morpeth. It still shows signs of prosperity as a late Victorian resort, brought about by the arrival of the railway, (now gone), and the influence of Lord Armstrong and Craggside. Facilities include First and Middle Schools, a library, art centre, a number of public houses/restaurants, golf club, professional and medical services and a full range of local shops. The addition of the new Shell Forecourt in Thropton is only a mile away.

Services

Mains electricity, gas, drainage and water.
Fully double-glazed.

Postcode

NE65 7QF

Local Authority

Northumberland County Council
Tel: 0345 600 6400

Council Tax

Council Tax Band B - £1,762 - 2023/24

Tenure

Freehold

EPC Rating

Current Rating - D

Full report available upon request.

Viewing

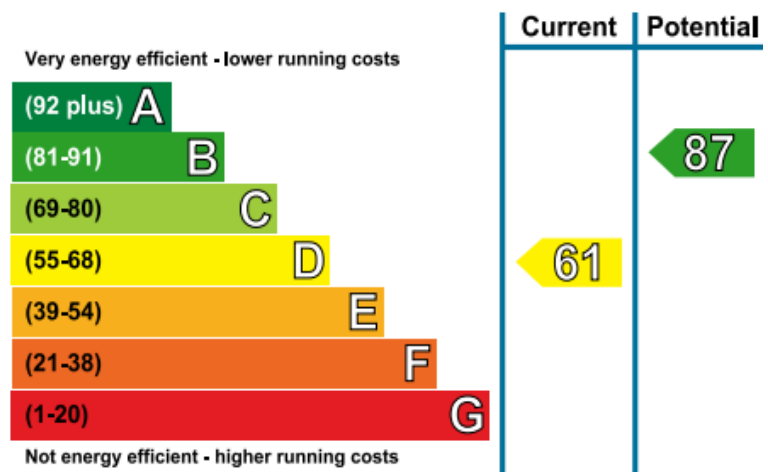
Strictly by appointment with the selling agents.

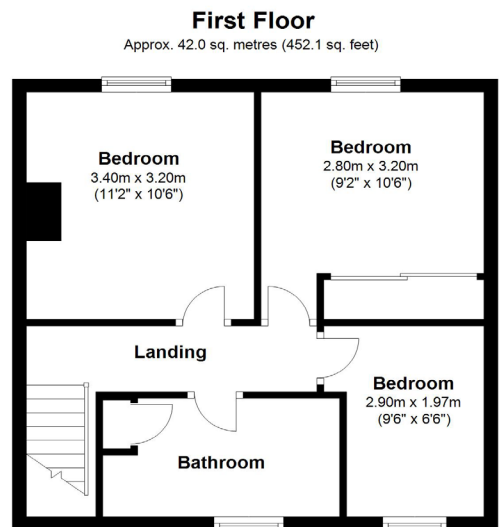
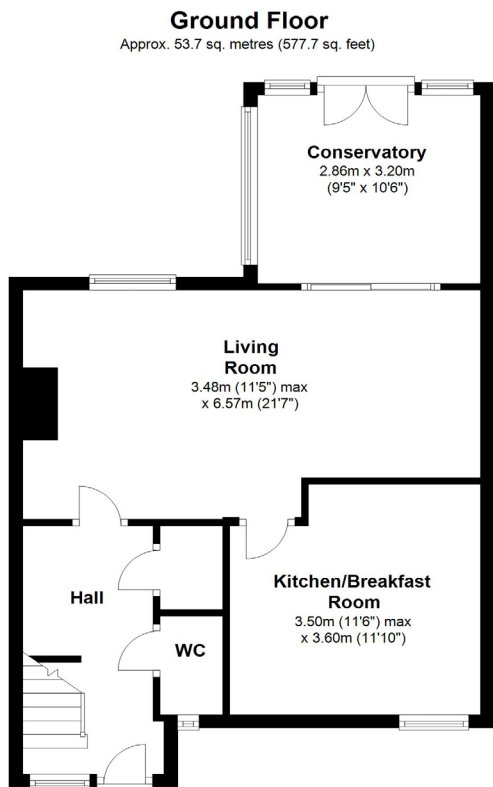
Location

For detailed directions please contact the selling agents.

Details Prepared September 2023

Property Reference 38574455





Total area: approx. 95.7 sq. metres (1029.7 sq. feet)

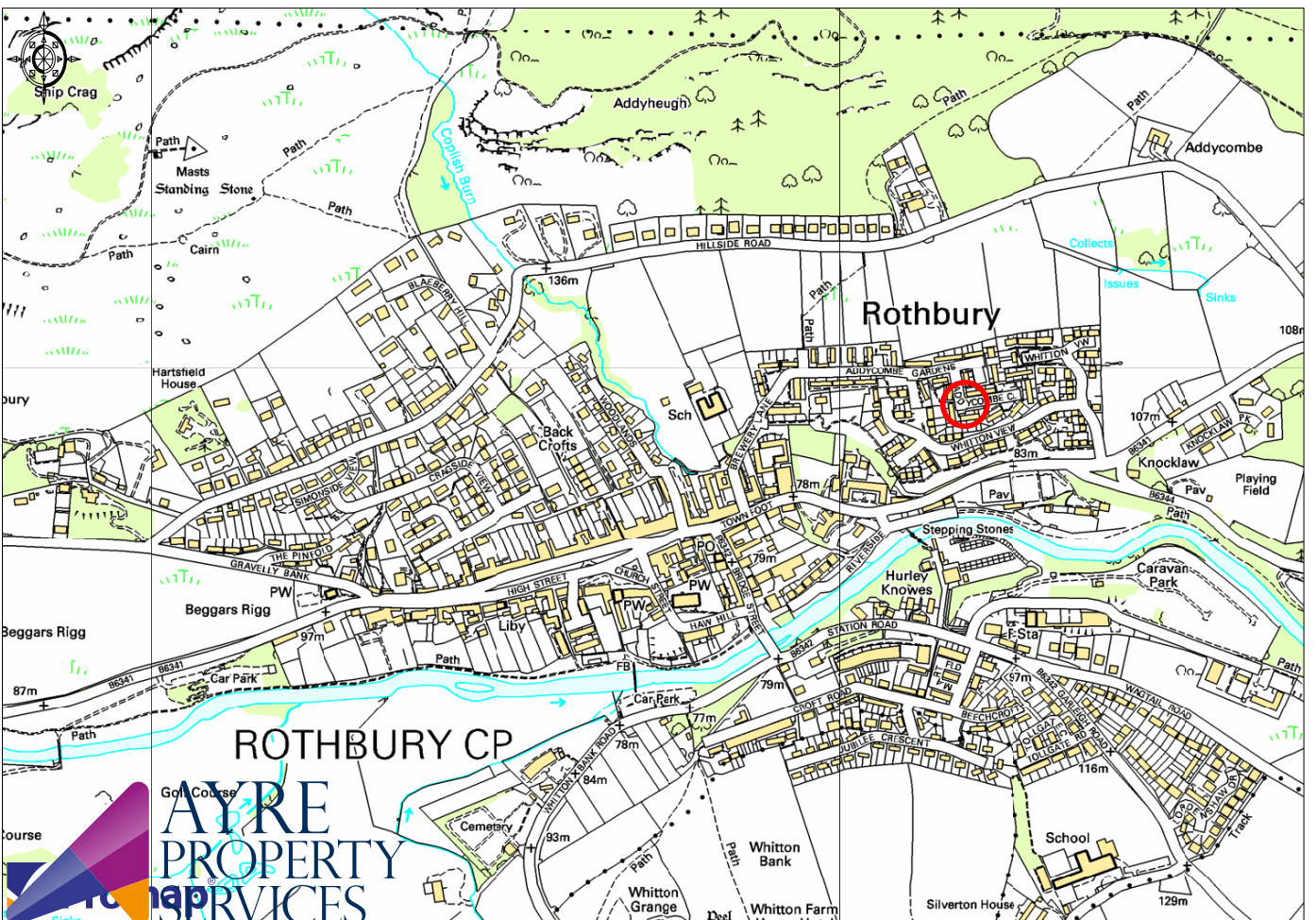
Floor plan is approximate and is provided for visual reference only.
Plan produced using PlanUp.

Addycombe Close









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Important Notice

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