

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

2 CALIFORNIA GARDENS MORPETH NORTHUMBERLAND NE61 1UG



- Two Bedroom Terrace
- Convenient For Town Centre
- Double Glazed & Gas Central Heating
- Council Tax Band A

- No Further Chain
- Superb Large Garden
- EPC Rating
- *Freehold

Price £140,000

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A very well maintained mid terrace home with beautiful garden situated on California Gardens within Middle Greens. The property is conveniently located for access to the Town Centre and is available with the advantage of no further chain. Accommodation has double glazing, gas central heating via a combi boiler and briefly comprises of:- Entrance hall, lounge, kitchen diner, rear lobby, ground floor wc, first floor landing, two bedrooms and shower room/wc. Externally the property has a sizeable yet easily maintained front garden and a yard to the rear. Suitable for a range of purchasers, especially first time buyers, we recommend viewing at the earliest opportunity to fully appreciate.

ENTRANCE HALL

Entrance door to front, stairs leading to first floor.

LOUNGE

15'6" max x 13'10" (4.73 max x 4.24)

Double glazed window to front, radiator, gas fire in decorative surround, understair cupboard.



KITCHEN DINER

18'8" x 8'0" (5.7 x 2.46)

Fitted with a range of wall and base units with roll top work surfaces, sink drainer unit with mixer tap, plumbing for washing machine and a gas and electric cooker point. There are two double glazed windows to the rear, a radiator and access to the rear lobby.



REAR LOBBY

External door to rear yard and access to ground floor wc.

GROUND FLOOR WC

Low level wc, double glazed window to side.

FIRST FLOOR LANDING

Double glazed window to side, built in storage cupboard.

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BEDROOM ONE

13'10" to chimney breast x 9'4" (4.23 to chimney breast x 2.86)

Measurement excludes wardrobes.

To the front elevation overlooking the garden with a double glazed window, radiator and fitted wardrobes to alcoves.



BEDROOM TWO

8'2" x 10'6" max (2.5 x 3.22 max)

Double glazed window to front, radiator, access to loft.



BATHROOM/WC

Low level wc, pedestal wash hand basin, panelled bath. Double glazed window to rear, radiator.



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EXTERNALLY

The front of the property has a good size, enclosed garden positioned over a footpath providing access to the front of the properties. The garden has been landscaped with patio and gravel areas to make it easier to maintain. the rear of the property has an enclosed rear yard with outhouse and access to the rear lane.



GENERAL INFORMATION

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are reproduced for general information and it must not be inferred that any item is included for sale within the property.

GOOGLE MAPS - GENERAL NOTE

If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

TENURE & COUNCIL TAX BAND

*Freehold - Not confirmed.

We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure.


Council Tax Band A - Taken from gov.uk website July 2022.

VIEWING ARRANGEMENTS


BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

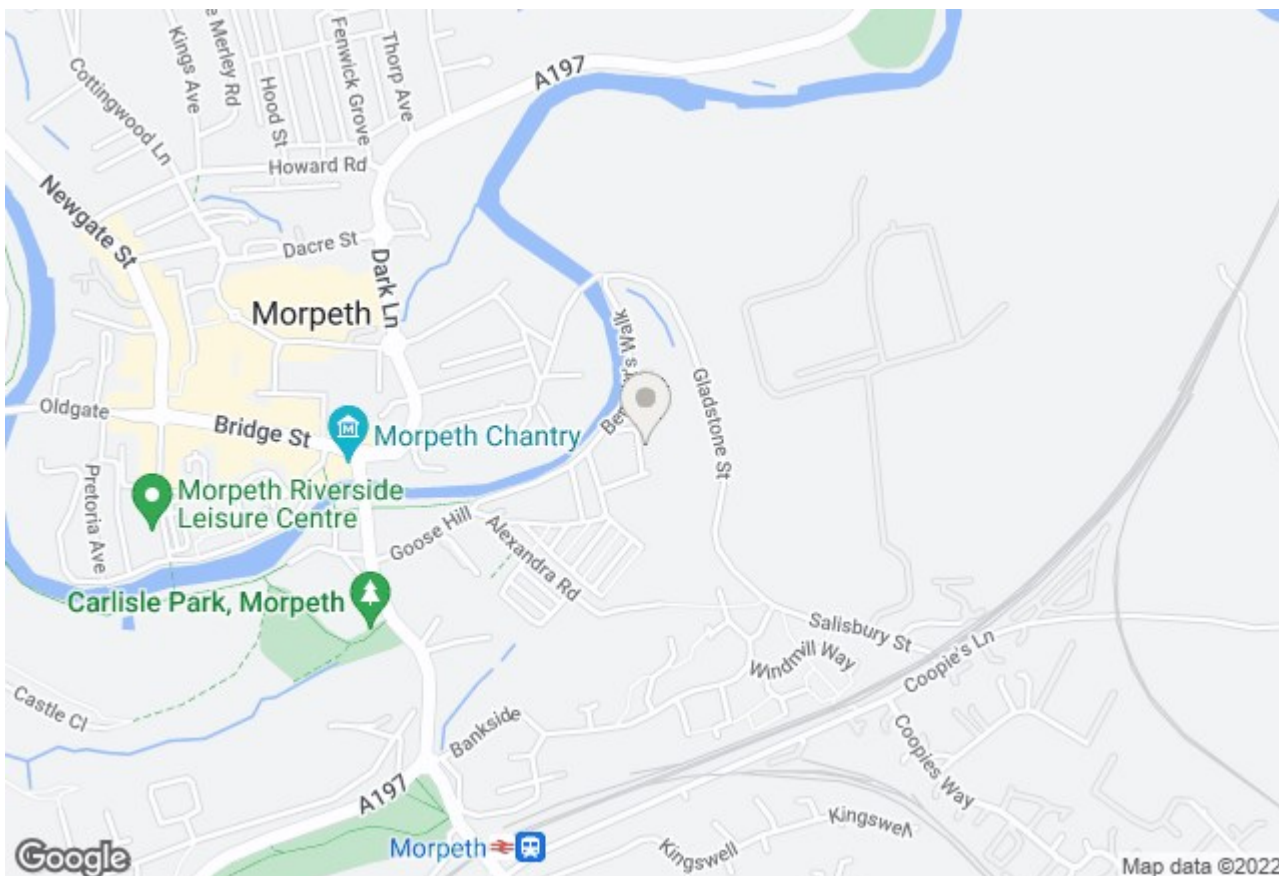
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	83
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC 	



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