

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**31 CHICHESTER AVENUE NELSON VILLAGE CRAMLINGTON NE23 1HD**



- TWO BEDROOMS
- CASH BUYERS
- FREEHOLD
- MAINS GCH/ELECTRIC/WATER,DRAINAGE & SEWERAGE

- SEMI DETACHED HOUSE
- EPC RATING TBC
- COUNCIL TAX BAND A
- NO ONWARD CHAIN

**Price £70,000**

# 31 CHICHESTER AVENUE NELSON VILLAGE CRAMLINGTON NE23 1HD

Situated in Nelson Village, Cramlington, this semi-detached house on Chichester Avenue presents an excellent opportunity for CASH BUYERS seeking an ideal investment. The property has two bedrooms.

One of the standout features of this home is the absence of an onward chain, allowing for a smoother transaction . In summary, this two-bedroom semi-detached house on Chichester Avenue is a fantastic investment opportunity for cash buyers. With its practical layout, convenient location, and no onward chain, it is a property that should not be missed.

## GROUND FLOOR

### LOUNGE

13'1 x 13'3 (3.99m x 4.04m)

Three double glazed windows, radiator.



## SEMI DETACHED HOUSE

### LOUNGE

13'1 x 13'3 (3.99m x 4.04m)

Two storage cupboards, radiator.

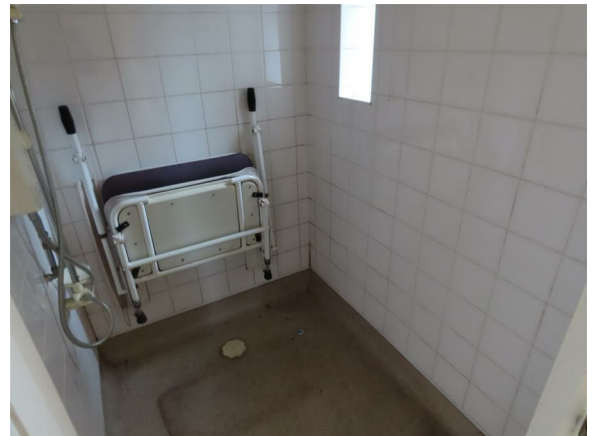
# 31 CHICHESTER AVENUE NELSON VILLAGE CRAMLINGTON NE23 1HD

## KITCHEN

6'1 x 16'10 (1.85m x 5.13m)



## WET ROOM





# 31 CHICHESTER AVENUE NELSON VILLAGE CRAMLINGTON NE23 1HD

## BEDROOM ONE

10'9 x 16' (3.28m x 4.88m)

Radiator, combi boiler.



## BEDROOM TWO

10'5 x 8'7 (3.18m x 2.62m)

Radiator.



## BATHROOM



## EXTERNALLY



# 31 CHICHESTER AVENUE NELSON VILLAGE CRAMLINGTON NE23 1HD

## FRONT



## REAR GARDEN



# 31 CHICHESTER AVENUE NELSON VILLAGE CRAMLINGTON NE23 1HD

## MORTGAGES

Why not make an appointment to speak to our Independent Mortgage Adviser?

### PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

McKenzie Financial Services Ltd will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

## TENURE:

WE UNDERSTAND THE PROPERTY IS FREEHOLD. HOWEVER, WE ARE NOT QUALIFIED TO VERIFY THE TENURE ON ANY PROPERTY AND YOUR SOLICITOR SHOULD BE CONSULTED REGARDING THIS.

## STANDARD INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

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

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

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## MORTGAGE

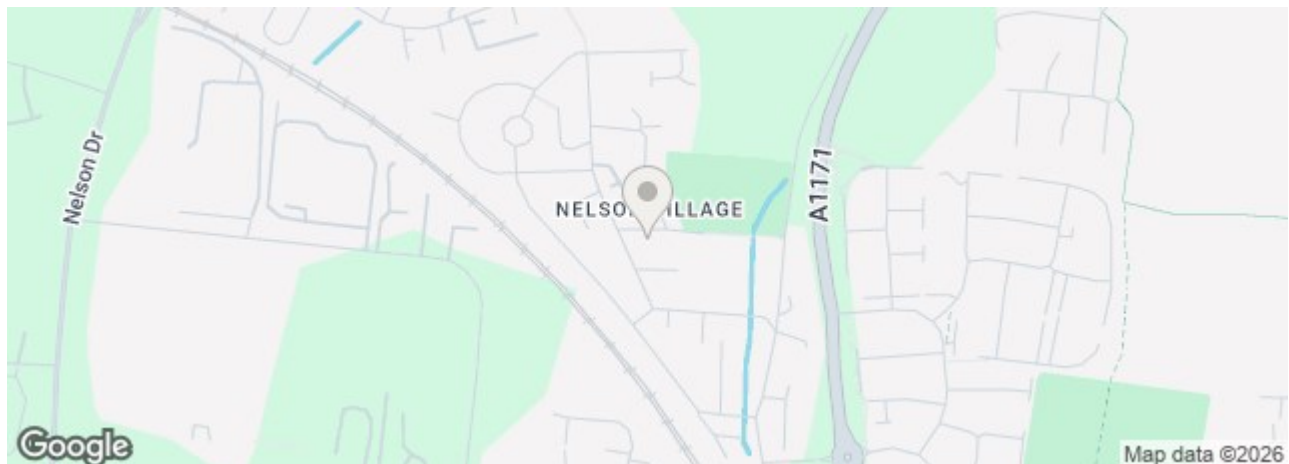
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# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



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