



Vine Cottage,
Eastgate, Hexham, Northumberland, NE46 1BH

Vine Cottage

Eastgate

Hexham

NE46 1BH

Guide Price: £115,000

A charming one bedroom cottage centrally located within Hexham. The property benefits from gas fired central heating and double glazing

- Charming cottage
- Centrally located within Hexham
- One bedroom
- Ideal for first time buyers or holiday let
- Gas fired central heating
- Double glazing
- Gravelled garden
- Energy efficiency rating E

youngsRPS 

Hexham - 01434 608980





DESCRIPTION

A charming one bedroom cottage centrally located within Hexham. The property benefits from gas fired central heating and double glazing. Internally the accommodation briefly comprises entrance porch with door leading into the entrance hall, spacious lounge enjoying a feature fireplace housing an electric fire. The kitchen which is fitted with a range of wall and floor units with complementary work surfaces incorporating one and half stainless steel sink unit with mixer tap over, built in oven with 4 ring electric hob and extractor above, space for fridge freezer. Off the kitchen is a separate utility room with plumbing for a washing machine. There is one bedroom with built in wardrobes and a bathroom comprising a panelled bath with shower over, wash hand basin, low level WC and heated towel rail. Externally the property enjoys a gravelled garden for ease of maintenance.

LOCATION

Vine Cottage is centrally located within Hexham. The thriving market town of Hexham was voted the happiest place to live in Great Britain by Rightmove's annual Happy

at Home index in 2019. The streets of Hexham are home to many independent businesses, from delicatessens and greengrocers through to sport and arts centres. Despite being surrounded by the tranquil Tyne Valley countryside, Hexham is within excellent road and rail distance of Newcastle, Carlisle and beyond; making it the perfect location for those that enjoy both country and metropolitan pursuits.

SERVICES

Mains electricity, water, drainage and gas are connected. Gas fired central heating to radiators, also supplying the domestic hot water.

CHARGES

Northumberland County Council tax band A.

VIEWINGS

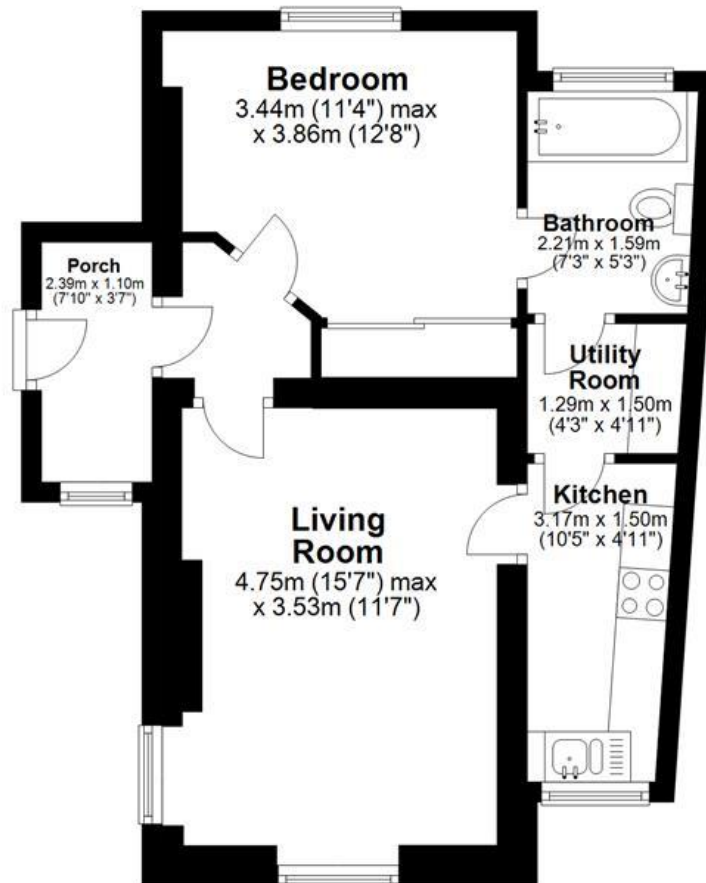
Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

FREE MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.

Ground Floor

Approx. 42.7 sq. metres (459.7 sq. feet)



Total area: approx. 42.7 sq. metres (459.7 sq. feet)
Vine Cottage, 9 Eastgate, HEXHAM

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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