



Situated in the charming village of Ovington, this delightful end-of-terrace cottage offers a perfect blend of modern comfort and traditional charm. The property boasts three well-appointed bedrooms, and bathroom to the first floor with a spacious living room with a cosy fireplace, and a dining kitchen to the ground floor.

Externally there are communal gardens and one outbuilding.

Ovington village itself is known for its picturesque surroundings and friendly community.

Don't miss the opportunity to make this lovely cottage your new home. Contact us today to arrange a viewing.

Little Buildings

Ovington, NE42

Offers Over:

£225,000

EPC Rating: E



Hallway

Living Room:

15'4" by 13'10" (4.67m by 4.22m)

Inglenook fireplace with multifuel stove, exposed stone walls, radiator, three double glazed windows.

Kitchen:

16' by 13'10" (4.88m by 4.22m)

Fitted with a range of wall and base units with work surfaces over, sink and drainer unit with mixer tap, inglenook fireplace, integrated oven and hob, pantry cupboard, plumbed for washing machine, stone flooring wall mounted boiler, two double glazed windows, radiator.

Landing

Bedroom One:

14'2" by 10' (4.32m by 3.05m)

Radiator, double glazed window.

Bedroom Two:

16'2" by 6'7" (4.93m by 2m)

Built in shelving, radiator, double glazed.

Bedroom Three:



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9'1" by 8'10" (2.77m by 2.7m)

Radiator, double glazed window.

Bathroom:

11'4" by 5'3" (3.45m by 1.6m)

Bath with shower over, wash hand basin, WC, heated towel radiator, double glazed window.

Disclaimer:

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Material Information:

The following information should be read and considered by any potential buyers prior to making transactional decisions:

Services:

We are informed by the seller that the services are mains electricity, water and LPG heating.

Water Meter:

Yes

Parking Arrangements:

On street parking.

Broadband Speed:

The maximum speed for broadband in this area is shown by imputing the postcode into the following link

<https://www.broadbandspeedchecker.co.uk/>

Electric Car Charger:

NO

Mobile Phone Signal:

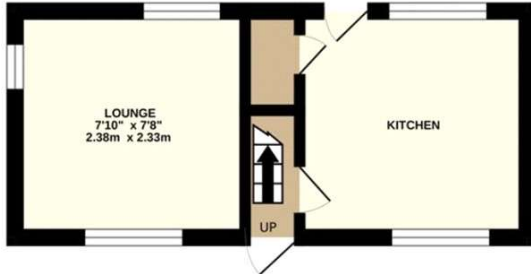
No know issues at the property.

Northeast of England - Ex-mining Area:

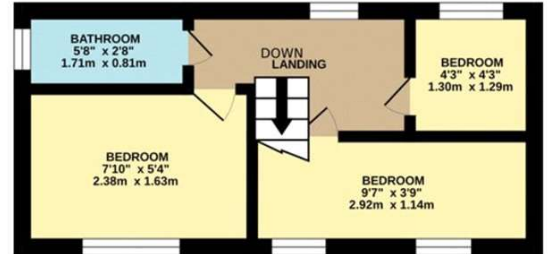
We operate in an ex-mining area. This property may have been built on or near an ex-mining site. More information can/will be clarified by the solicitors prior to completion.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract