THE COTTAGE SNITTER

£125,000 GUIDE PRICE

An attractive detached stone-built single story cottage situated in the heart of the popular village of Snitter. The property is in need of modernisation and refurbishment/reconfiguration but has the potential to become an extremely comfortable home. Accommodation comprises Entrance Hall, Sitting Room, Kitchen, Bedroom and Bathroom. There is space to extend the property. An external store to the side of the property could be incorporated into the property for additional bedroom accommodation. The property has gardens which are fenced to the rear and open to the front with an area of gravel hard standing for off road parking. AYRE PROPERTY SERVICES

O1669 621312 ayrepropertyservices.co.uk

Snitter

A small village, located in the Coquet Valley, approximately 3 miles west of Rothbury. It stands between the Wreigh Burn and Back Burn, which shortly afterwards unite, and join the River Coquet at Thropton. Services in Thropton are approximately a mile away and include the Three Wheat Heads Inn along with a Shell petrol station and adjacent Spar Shop.

Services

Mains electricity, water and drainage. Oil fired central heating.

Postcode NE65 7EH

Local Authority Northumberland County Council Tel: 01670 627 000

Council Tax Council Tax Band - currently deleted, (formerly Tax Band C).

Tenure

Freehold

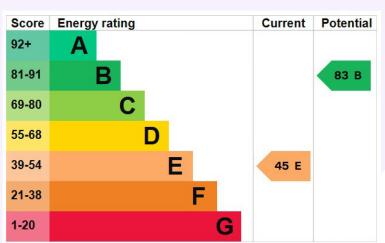
Viewing Strictly by appointment with the selling agents.

EPC Rating Current Rating - E Full report available upon request.

Location For detailed directions please contact the selling agents.



Details Prepared November 2024 Property Reference APS







Connectivity

Mobile Coverage		Broadband	
EE Vodafone Three O2	•	Basic Ultrafast	3 Mbps 1000 Mbps

Satellite / Fibre TV Availability

BT	~
Sky	~
Virgin	×

