



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

01669 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



Connectivity

Mobile Coverage

EE ●
Vodafone ●
Three ●
O2 ●

Broadband

Basic 3 Mbps
Ultrafast 1000 Mbps

Satellite / Fibre TV Availability

BT ✓
Sky ✓
Virgin ✗







