



GLENBRAE ROTHBURY

AYRE
PROPERTY
SERVICES

01669 621312
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£200,000

GUIDE
PRICE

A semi-detached bungalow on the southern side of the River Coquet. The property requires a modernisation but has the potential to become a very comfortable family home. The accommodation comprises Sun Room, Hall, Sitting Room, Kitchen/Breakfasting Room, rear Lobby, two double Bedrooms and Bathroom. The garden to the rear has a pond and also a small garden room, there is a single garage and parking on the private drive.

Rothbury

Known as the 'Capital of Coquetdale' Rothbury is a small Northumbrian market town equidistant from the larger settlements of Alnwick and Morpeth. It still shows signs of prosperity as a late Victorian resort, brought about by the arrival of the railway, (now gone), and the influence of Lord Armstrong and Cragside. Facilities include First and Middle Schools, a library, art centre, a number of public houses/restaurants, golf club, professional and medical services and a full range of local shops. The new village store in Thropton has a Shell forecourt and grocery shop.

Services

Mains electricity, gas and water. Gas Central Heating. Fully double glazing.

Postcode

NE65 7PN

Local Authority

Northumberland County Council
Tel: 01670 627 000

Council Tax

Council Tax Band C - £2,013.71 - 2023/24

Tenure

Freehold

EPC Rating

Current Rating - C

Full report available upon request.

Viewing

Strictly by appointment with the selling agents.

Location

For detailed directions please contact the selling agents.

Mobile Coverage

EE	Fair
Vodafone	Fair
Three	N/A
O2	Fair

Broadband

Basic 16 Mbps

Superfast 80 Mbps

Satellite / Fibre

BT Available

Sky Available

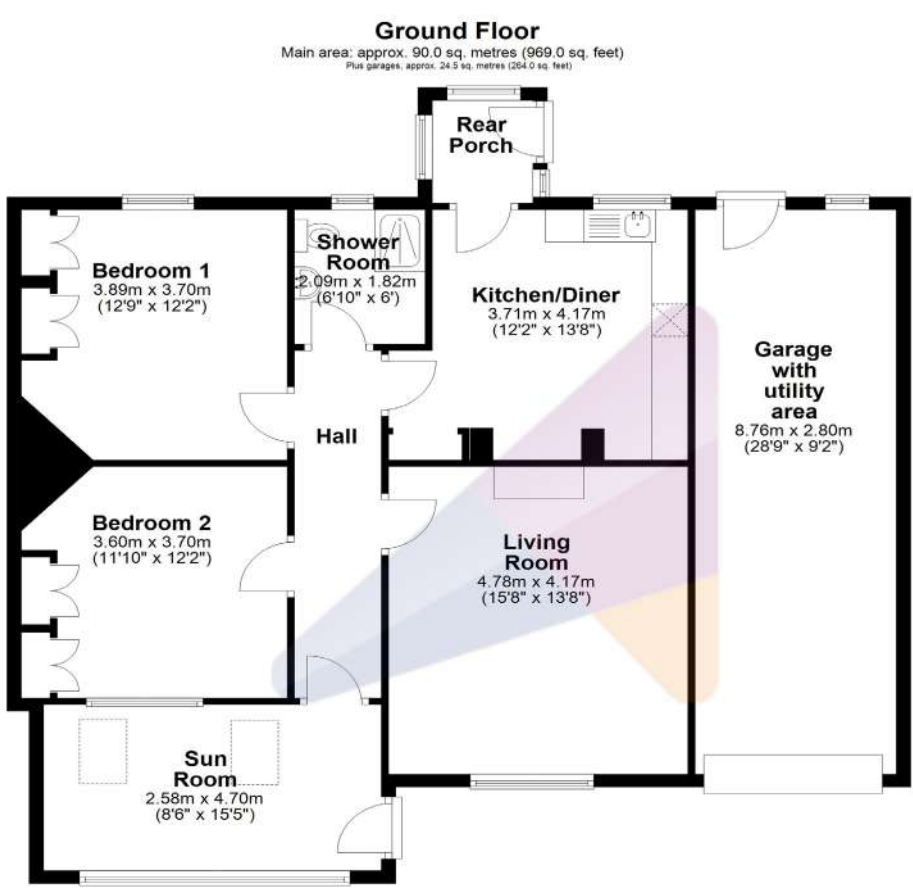
Virgin Not Available

Details Prepared December 2023

Property Reference 77147763



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



Main area: Approx. 90.0 sq. metres (969.0 sq. feet)
 Plus garages, approx. 24.5 sq. metres (264.0 sq. feet)

Floor plan is approximate and is provided for visual reference only.
 Plan produced using PlanUp.

Glenbrae, Garleigh Road





