



12 THE MALTINGS ROTHBURY

£195,000

GUIDE
PRICE

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PROPERTY
SERVICES

01669 621312
ayrepropertieservices.co.uk

An immaculate 3-bedroom mid-terrace house situated on The Maltings in the centre of Rothbury. The property is exceptionally well presented throughout and has been utilised as a successful holiday let with fantastic reviews. It is though equally suited to permanent occupation. The Maltings benefits from a central location within easy walking distance of all village services and amenities. There is a small area of garden with private parking to the front of the house and an enclosed terrace to the rear. Accommodation comprises Entrance Hall, Cloakroom, Breakfasting Kitchen, Sitting/Dining Room, 3 Bedrooms and Family Bathroom. The Sitting room has fully glazed doors leading out to a south-facing terrace.

Rothbury

Known as the 'Capital of Coquetdale' Rothbury is a small Northumbrian market town on the River Coquet equidistant from the larger towns of Alnwick and Morpeth. The town still reflects prosperity of the late Victorian era, brought about then by the arrival of the railway, (now gone), and the influence of Lord Armstrong and Craggside. Facilities include First and Middle Schools, a library, art centre, a number of public houses/restaurants, golf club, professional and medical services/community hospital and a full range of local shops. A recently opened Shell petrol forecourt in Thropton is but a mile away.

Services

Mains electricity, drainage & water. Mains Gas
Central Heating

Postcode

NE65 7TG

Location

Please refer to the Location Plan within these Sale Particulars. For detailed directions please contact the selling agents.

Local Authority

Northumberland County Council
Tel: 01670 627 000

Council Tax

The Property is Subject to Business Rates

EPC Rating

Current Rating - C
Full report available upon request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by appointment with the selling agents.

Tenure

Freehold



Connectivity

Mobile Coverage

EE	●
Vodafone	●
Three	●
O2	●

Broadband

Basic	18 Mbps
Superfast	80 Mbps
Ultrafast	980 Mbps

Satellite / Fibre TV Availability

BT	✓
Sky	✓
Virgin	✗



Floor 0



Floor 1







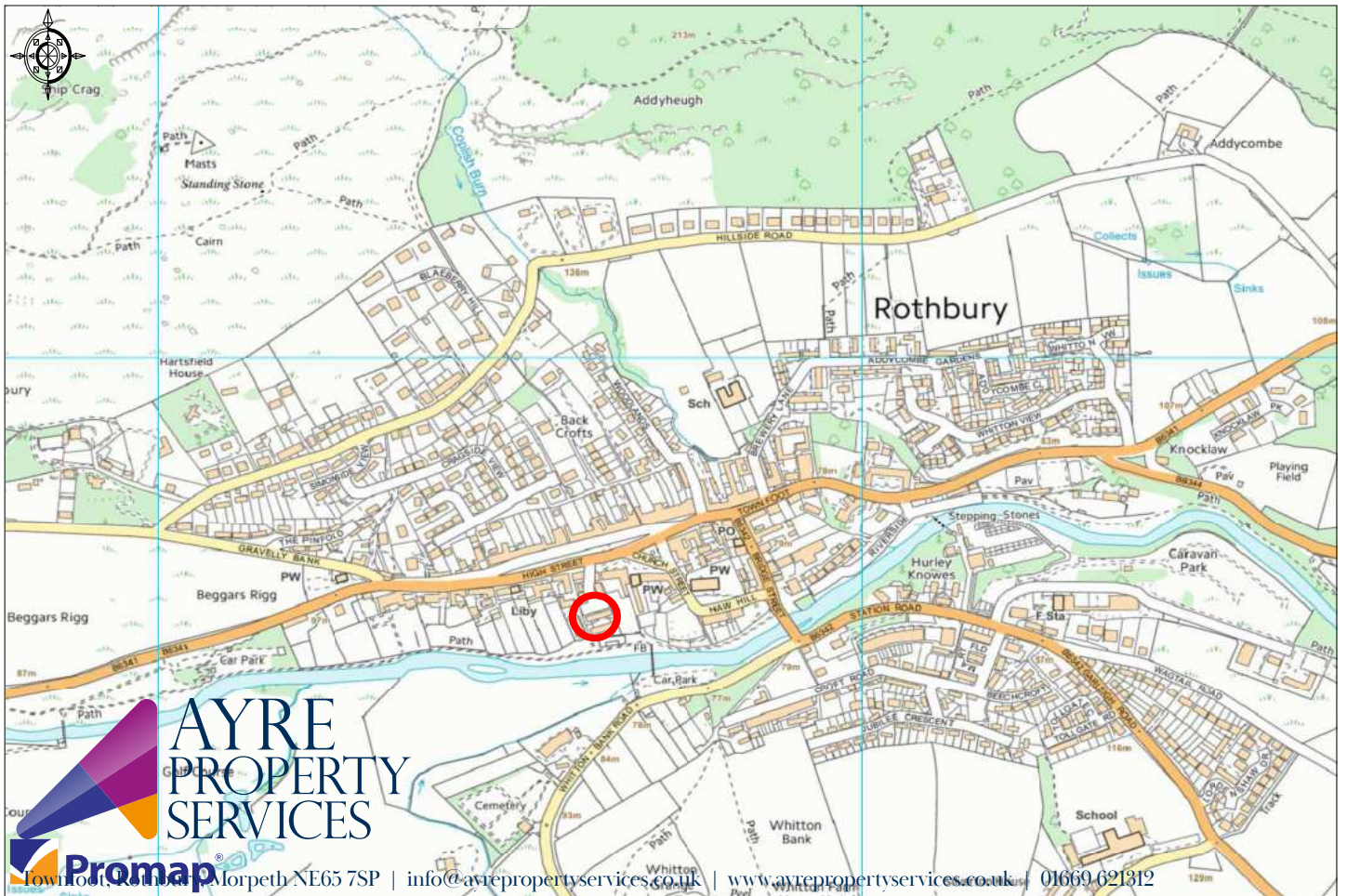












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