



## 2 Twickenham Court

Seghill, Cramlington NE23 7TB

- Mid Link House
- Fitted Kitchen
- Bathroom/w.c.
- Rear Garden
- Ideal First Time Purchase
- 12ft Open Plan Lounge
- 2 Bedrooms
- Driveway to front
- No Upper Chain
- Viewing is Recommended

**£125,000**





A two bedroom mid link house situated in the ever so popular Twickenham Court with local amenities close by. The property offers excellent first time buyer accommodation, being sold with no upper chain. Briefly comprising Lounge with staircase to first floor, Fitted Kitchen with a range of wall & floor units with contrasting work surfaces incorporating new electric hob and oven, door to rear garden. To the first floor there are 2 Bedrooms and a Bathroom comprising white suite of panelled bath with electric shower over, vanity wash hand basin, low level w.c.



Externally to the front there is a driveway offering off street parking and to the rear there is a fenced garden mainly laid to lawn with patio.

The property has the added benefit a modern combi boiler and Upvc double glazing.



**Lounge**  
12'5 x 9'8

**Kitchen**  
10'8 x 7'11

**First Floor Landing**

**Bedroom One**  
12'0 x 8'6


**Bedroom Two**  
8'6 x 5'6


**Bathroom**  
5'10 x 5'5

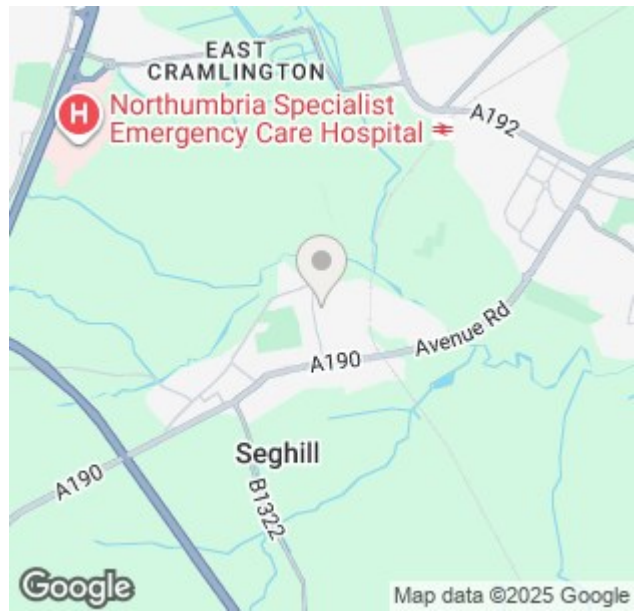
**Externally**



**Local Authority** Northumberland County Council  
**Council Tax Band** A  
**EPC Rating**  
**Tenure** Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.