



The Village Fenwick

For Sale Under Auction Terms

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £750+VAT (total £900) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360

Terms and conditions apply see www.agentspropertyauction.com

Auction Guide Price £ 89,950+
Energy Performance Certificate - F



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12 The Village

Fenwick, Berwick-Upon-Tweed, TD15 2PQ

Within easy reach of the superb Northumberland coastline and Holy Island, along with the convenience of the A1 and to the towns of Berwick and Alnwick, this two bedroom stone cottage offers superb potential. Requiring updating, the property benefits from a lovely cottage garden to the front and briefly comprises to the ground floor: entrance hall, lounge with inglenook fireplace and stove, kitchen with rear porch and bathroom. To the first floor from the landing there are two good sized bedrooms. Outside to the front the garden contains an abundance of flowering shrubs and plants along with a mature fig tree and to the rear there is a communal courtyard which accesses the stone outbuilding providing a great storage space and to the rear there is a shared hardstanding and a shared lawn garden. The property would be a perfect main residence or second home for anyone looking for a village location set within beautiful surrounding countryside and with convenience for access throughout the county.

ENTRANCE HALL

uPVC entrance door and stairs to the first floor.

LOUNGE - 16' 11" (5.16m) MAX x 10' 4" (3.15m) MAX

Sash window to front, inglenook fireplace with slate hearth and fitted multi fuel stove, recess to wall and beams.

KITCHEN - 13' 1" (3.99m) MAX x 9' 11" (3.02m) MAX

Window to rear, door to rear porch, base and wall cupboards with work surfaces and a sink unit, space for cooker, washer and fridge freezer plus cupboard with hot water tank.

BATHROOM

Window to rear, panelled bath, pedestal wash hand basin and low level WC.

LANDING

Two windows to rear.

BEDROOM ONE - 13' 5" (4.09m) MAX NARROWING TO 4' 8" (1.42m) MAX x 10' 10" (3.30m) MAX NARROWING TO 7' 7" (2.31m) MAX L SHAPED ROOM

Sash window to front.

BEDROOM TWO - 16' 9" (5.11m) MAX x 6' 8" (2.03m) MAX

Sash window to front and built in wardrobes.

OUTSIDE

To the outside there is a lovely cottage garden to the front with a stone wall and gated access to a pathway to the entrance door. The garden contains a variety of seasonal flowering plants and shrubs, lawn area and there is an attractive mature fig tree. To the rear there is a communal courtyard accessing the stone outbuilding which provides a great storage space. To the rear of the row of outbuildings there is a shared hardstanding bordered by a stone wall along with a shared lawn area.

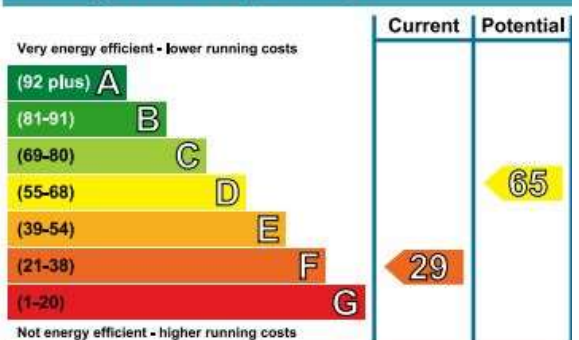
TENURE

Freehold – not confirmed. It is believed this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

AL5878/LP/SS/26.02.19/V.2



Energy Efficiency Rating



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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