

2 Cross View, Norham, Northumberland, TD15 2LH

Guide Price £225,000

 2  1  1  70 Sqm

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About this property

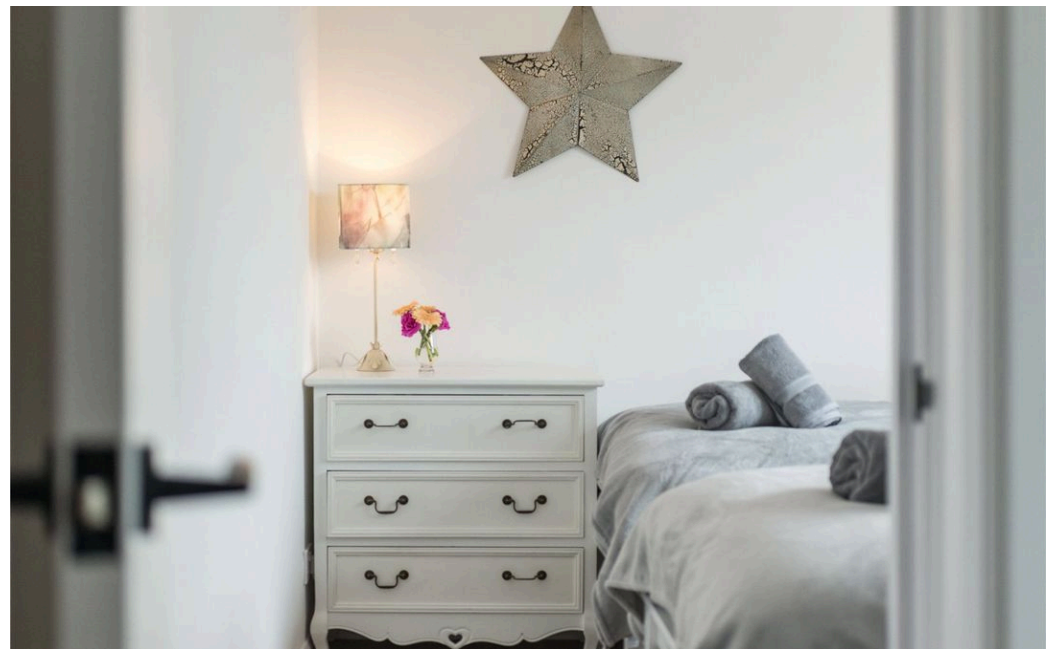
2 Cross View is a charming 2 bedroom terraced house situated in the popular village of Norham. The property is set over two principal floors and flows naturally from room to room.

The property comprises of a welcoming living room with useful built in storage. Which leads onto bright dining kitchen with doors out to the the patio perfect, for alfresco dining.

Upstairs the property offers a spacious master bedroom with built in storage, a twin room with views onto the garden and an immaculate family bathroom.

The property, which is currently run as a successful holiday rental is in excellent condition throughout and offers views over the village green and a charming patio which will get the afternoon / evening sun.





Plans

Approx. gross internal floor area
70 Sqm

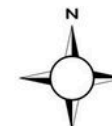
Accommodation Comprises

Ground Floor – Reception Hall, Sitting Room, Kitchen,
Ample Storage.

First Floor – Bedroom 1, Family Shower Room,
Bedroom 2.

Garden Grounds – Patio Garden.

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Total area: approx. 70.1 sq. metres (754.5 sq. feet)

Local Area

Norham lies on the northern edge of Northumberland, close to the market town of Berwick upon Tweed. The village lies on the banks of the River Tweed and is framed around a pretty village green. Norham is a thriving village with a wholesome community offering a wide range of events and clubs from fishing on the Tweed to a Historical society.

Although nearby Berwick upon Tweed offers an excellent range of nations supermarkets and services, the Village of Norham has a fantastic local shop, regionally renowned butcher, baker, public house and even a gun shop which would all love your support. The village also offers a very well-regarded primary school, a doctor's surgery on the village green, a daily postal van and a very well attended fish and chip van every Thursday evening.

Eight miles east of Norham is the nearby market town of Berwick upon Tweed which has further amenities and services including a wealth of cafes and restaurants, the Maltings Theatre and Cinema, a good choice of doctors and dental surgeries as well as a local hospital. Berwick also has an east coast main line railway station with regular trains to Edinburgh and London and schooling for all ages.

The region offers a range of popular attractions, including historical castles and villages to explore and a particularly stunning coastline to enjoy. For those who enjoy slightly more challenging walking opportunities, the Northumberland National Park and Cheviot Hills are within a short drive. Permits for fly and bait fishing for trout and coarse fish are available on approximately 2 miles of both banks at Ladykirk and Norham.

The A1 trunk road which is nearby provides easy, commutable access to both Newcastle and Edinburgh.



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Location

Distances

Berwick-upon-Tweed Railway Station 7 miles, Edinburgh 63 miles.
(distances are approximate).

What3Words



Key Information

Local Authority

Northumberland County Council

Council Tax

Band = B

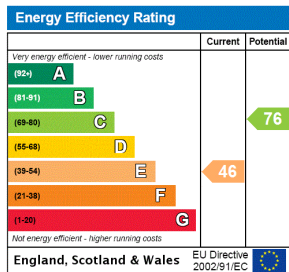
Tenure

Freehold

EPC

PROPERTY

EPC Rating = E



General Remarks

Tenure:

Freehold

Council Tax:

Band B

Local Authority:

Northumberland County Council

Telephone: 0345 600 6400

Services:

Mains electricity, water and drainage.

LPG central heating.

Broadband services are available.

Fixtures and Fittings:

- All fitted carpets, curtain poles, blinds, light fittings and integrated appliances form part of the sale.
- All of the furniture can be made available through separate negotiation.

Listing and Conservation:

2 Cross View is not listed but does falls within the conservation area of Norham.

Enquire



View on
website



View Digital
Brochure



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Book a
valuation

Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + Vat per individual.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Paton & Co have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
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4. The property is sold subject to and with the benefit of all servitude rights, burdens, reservations, and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.
5. These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.
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Viewing strictly by appointment

Photos taken: August 2024

Published: September 2024

Property Ref: PAT240382

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