

# MOVING HOMES

SALES & LETTINGS





# Clavering Street, Wallsend

## £90,000

Moving Homes welcomes to the market for sale this spacious three bedroom end of terraced house on Clavering Street in Wallsend. With its easy access to the Tyne Tunnel, A19, Howdon Metro Station, local shops and good schools. This property is currently tenanted with an annual income of £8,760 and would make an ideal investment.

Briefly comprising of: - entrance hallway with stairs leading to first floor. There are two reception rooms, one to the front of the property and one to the rear, which follows into the kitchen benefiting from a range of light oak effect units, complementing work tops, tiled floor and door leading to private rear yard. To the first floor there are three generous bedrooms and a family bathroom. Externally there is on street parking to the front.

To secure a viewing please contact Moving Homes on 0191-2964600 or visit our website [movinghomesuk.com](http://movinghomesuk.com)

EPC Rating D <https://find-energy-certificate.service.gov.uk/energy-certificate/9661-2805-6891-9504-4585>

Tenure - The agent understands the property to be Freehold. However, this should be confirmed with a licensed legal representative.

Council Tax Band – A

Covid 19 Viewing Guidelines For the safety of our clients, yourselves and our staff we are currently only allowing viewings to go ahead if viewers wear appropriate PPE (masks and gloves). Social distancing rules must also be adhered to at all times. Where possible we will encourage vendors to leave the property while the viewing is going ahead. We also will only allow 2 people to view a property at any one time.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		



BRITISH  
PROPERTY  
AWARDS  
2019

GOLD WINNER

ESTATE AGENT  
IN NORTH SHIELDS

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