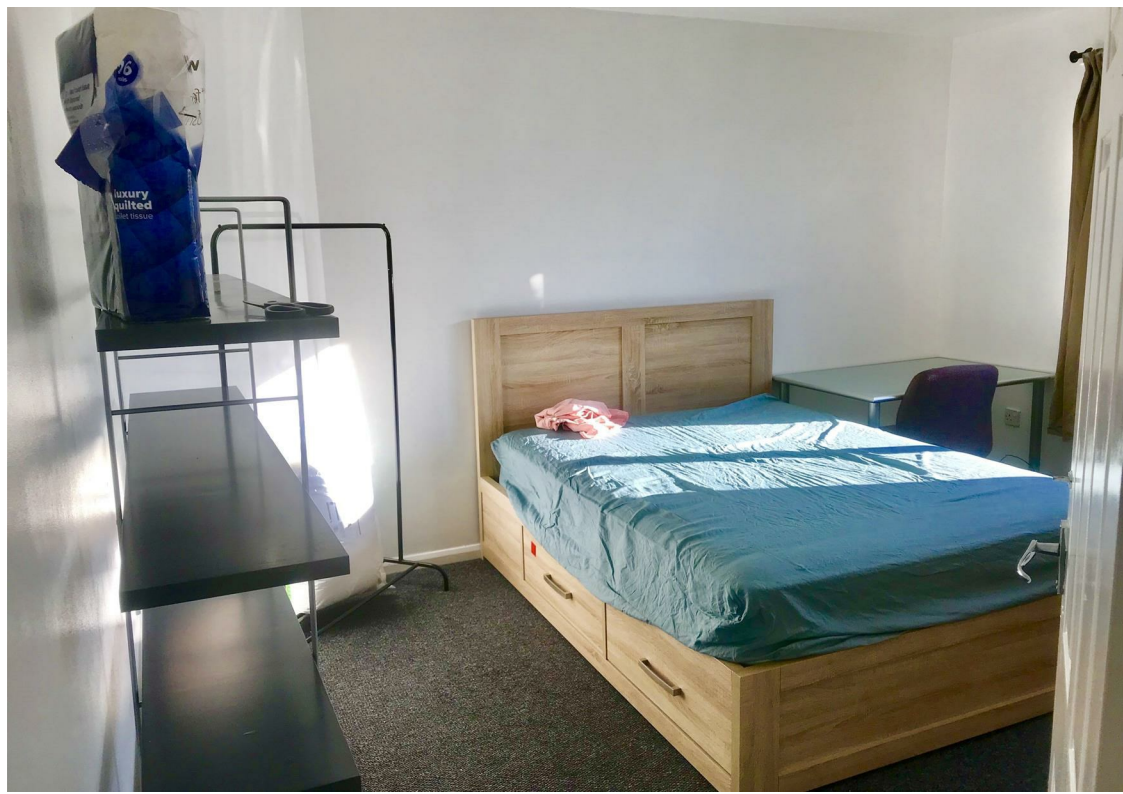






- **First Floor Flat**
- **Breakfasting Kitchen**
- **Sought After Location**
- **Excellent Rental Potential**
- **Leasehold**
- **Three Bedrooms**
- **Close To City Centre**
- **Rear Garden**
- **MUST BE VIEWED**
- **Council Tax Band *A***





THREE DOUBLE BEDROOMS | FIRST FLOOR FLAT | EXCELLENT LOCATION

Jan Forster Estates are pleased to welcome to the market this three bedroom first floor flat situated Coppice Way within Shieldfield, close to the many unrivalled amenities of the city, including restaurants, cafes and shops. Both Universities of Newcastle and Northumbria are a short walk away as are the shops of Northumberland Street and Eldon Square. Boasting an NE2 postcode, this property is convenient for access to Jesmond, either on foot or by public transport. To the South the Quayside is within walking distance.

Internally the property briefly comprises; Entrance hallway with stairs to the first floor, three good-sized bedrooms, three piece shower room with partition wall to allow a second private WC, lounge, and breakfasting kitchen with fitted wall and floor units, integrated oven and hob and stair access to the rear garden. The property further benefits from gas central heating (boiler fitted December 2021) and double glazing.

Externally there is a small town garden to the front along with permit resident parking, and there is an easy to maintain garden to the rear.

This lovely flat will appeal to a variety of buyers. For more information and to book your viewing please call our team on 0191 236 2070.

Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *A*



Lounge 16'0" x 11'3" (4.90 x 3.44)

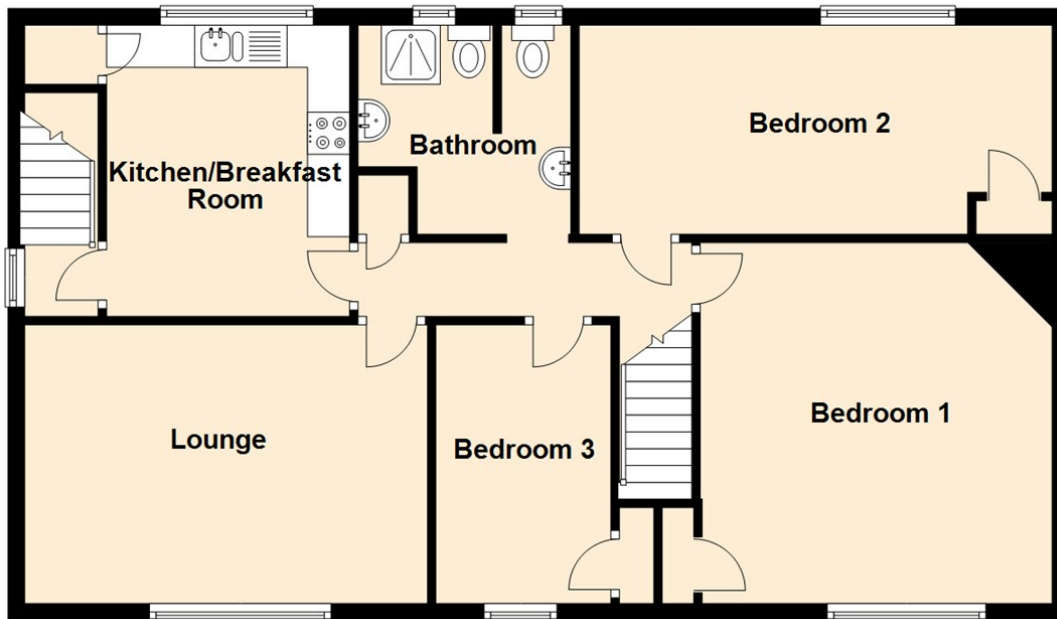
Kitchen 11'6" x 9'4" (3.51 x 2.86)

Bedroom One 16'1" x 8'5" (4.91 x 2.59)

Bedroom Two 13'9" x 11'5" (4.21 x 3.50)

Bedroom Three 6'3" x 11'1" (1.92 x 3.39)

First Floor



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

The difference between house and home

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www.janforsterestates.com

Gosforth

0191 236 2070

Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

0191 487 0800

Property Management Centre

0191 236 2680

