





- Semi Detached
- Available NOW
- Four Bedrooms
- Substantial Rear Garden
- MUST BE VIEWED
- Family Home
- Unfurnished
- Off Street Parking
- Council Tax Band *A*
- Call For More Information





** Video Tour on our YouTube Channel | https://youtu.be/_ROtdJi3epo **

Located on the ever-popular Jubilee Crescent, within the Coxlodge area of Gosforth, this four-bedroom, semi-detached property is available now and offered unfurnished.

The home is conveniently placed for easy access to excellent public transport links and many local facilities including shops, supermarkets, gym with swimming pool, library, and well-regarded schools, with further amenities in Central Gosforth and Kingston Park, which are within a walking distance, or Newcastle City Centre.

Internally the accommodation briefly comprises to the ground floor:- entrance hallway, dining room with bay window and double doors opening to the very generous living room which has French doors to the rear, kitchen dining room with a range of fitted units and access to the garden and there is also a utility area and ground floor WC. To the first floor there are four double bedrooms and a contemporary family bathroom WC with a separate shower.

Externally, there is a generous paved driveway to the front for multi car parking and there is a garden to the rear with a patio area, lawn and planted borders.

For more information and to book a viewing please call our Gosforth office on 0191 236 2070.


Council Tax Band *A*.



Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded down to the nearest £5.00**. This Holding Deposit will be off-set against the first month's rental payment received.

The Holding Deposit is non-refundable should you fail the Right To Rent checks, you provide misleading information, you withdraw from the property or you fail to take reasonable steps to enter into a tenancy within the agreed timescale. The Holding Deposit does not constitute the offer of acceptance of a tenancy until such time as successful referencing is completed and the Tenancy Agreement is signed and executed by both parties. We will liaise with you to agree on a start date for the tenancy.

Schedule 2 of the Tenant Fees Act 2019 – Treatment of the Holding Deposit – governs how we deal with the Holding Deposit. This Schedule applies where a Holding Deposit is paid to either a Landlord or Letting Agent in respect of a proposed tenancy of housing in England. In this Schedule, 'the deadline for agreement' means the fifteenth day of the period beginning with the day on which the Landlord or Letting Agent receives the Holding Deposit. Unless both parties agree otherwise, this Holding Deposit must be returned to you if it is decided by the Landlord or Letting Agent not to proceed with the tenancy after a Holding Deposit has been paid. The deposit must be returned to you no later than 7 days after a decision is made not to proceed.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(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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Property Management Centre	0191 236 2680



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