





- Terraced Home
- Available 8th August
- Feature Fireplace
- Gas Central Heating
- Must Be Viewed
- Three Bedrooms
- Four Piece Bathroom
- Off Street Parking
- Great Location
- Furnished





Jan Forster Estates present this three bedroom period mid terraced property, which is available Mid August on a part-furnished basis.

Located on a popular street within Fenham the property is close to a wealth of local amenities including shops, supermarkets, and well-regarded schools, with further amenities easily accessed via regular public transport links in Newcastle city centre.

Briefly comprising:- porch leading to entrance vestibule, entrance hall with storage beneath the stairs, lounge with bay window and feature fireplace, dining room with feature fireplace and breakfasting kitchen leading to the garden. To the first floor, off the split level landing with storage, there are three generous bedrooms, and a four piece family bathroom with stand alone shower.

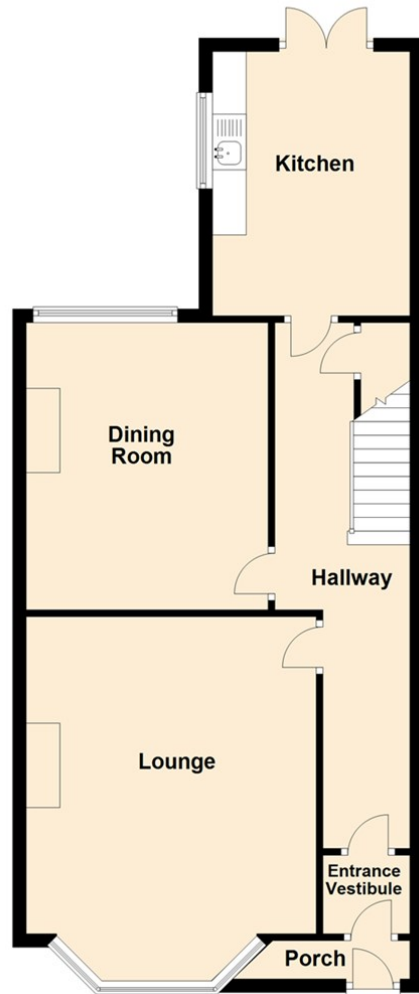
Externally there is a private rear yard providing off street parking. Overall a great period property that has still retained many of its original features and charm that is definitely worth a view to appreciate the accommodation on offer.

For more information and to book a viewing please call our Gosforth branch on 019 236 2070.

Council Tax band *C*.



Ground Floor



The difference between house and home

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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		75
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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



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