





- Popular Location
- Ground Floor WC
- Priced To Sell
- Council Tax Band \*A\*
- Viewing Recommended
- Three Bedrooms
- Off Street Parking
- Close To Amenities
- Freehold
- Call For More Information





This delightful, three-bedroom, mid terrace property is positioned in Cedar Road in Fenham and will appeal in particular to the first-time buyer.

The location is close to a wealth of local amenities including schools, St James' retail park and the A1 motorway, with further amenities offered via regular public transport links to Newcastle City Centre.

Internally the property briefly comprises to the ground floor: - entrance hallway, lounge, kitchen dining room, rear lobby, and a ground floor w.c. To the first floor there are three good-sized bedrooms and a modern three-piece family bathroom/w.c. The property further benefits from gas central heating and double glazing.

Externally there is a driveway to the front for off street parking and there is a split-level garden to the rear with a patio area and lawn.

Early viewings come highly recommended. For more information and to book a viewing please call our Gosforth branch on 0191 236 2070.

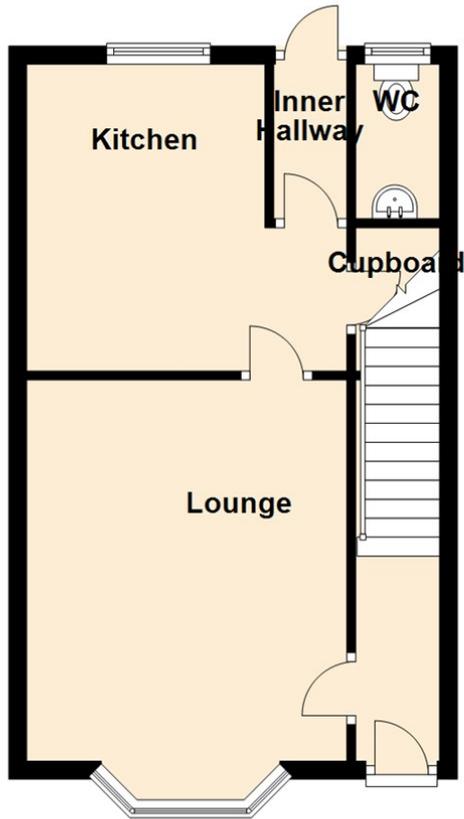
#### Tenure

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

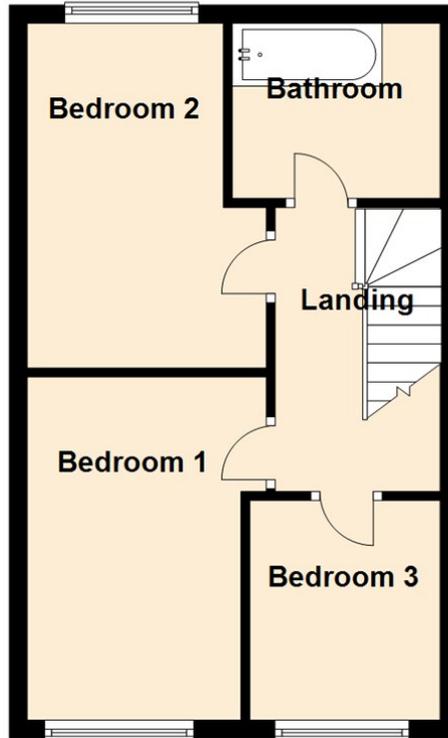
Council Tax band \*A\*.



### Ground Floor



### First Floor



Lounge 15'4" x 14'2" (4.69 x 4.32)

Kitchen 11'2" x 9'3" (3.41 x 2.84)

Bedroom One 13'1" x 9'10" (4.00 x 3.00)

Bedroom Two 11'2" x 9'3" (3.41 x 2.83)

Bedroom Three 9'8" x 7'2" (2.96 x 2.20)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	78	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## The difference between house and home

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[www.janforsterestates.com](http://www.janforsterestates.com)

Gosforth

0191 236 2070

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Property Management Centre

0191 236 2680

