

BRUNTON

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WINGROVE AVENUE, FENHAM, NE4

Offers Over £100,000

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POPULAR LOCATION - GROUND FLOOR FLAT - NO CHAIN

Brunton Residential are delighted to offer this two-bedroom, ground floor flat on Wingrove Avenue, Fenham. The property is situated in a popular location, offers two well-sized bedrooms, would make an excellent first time buy or investment opportunity and will be available with vacant possession from September.

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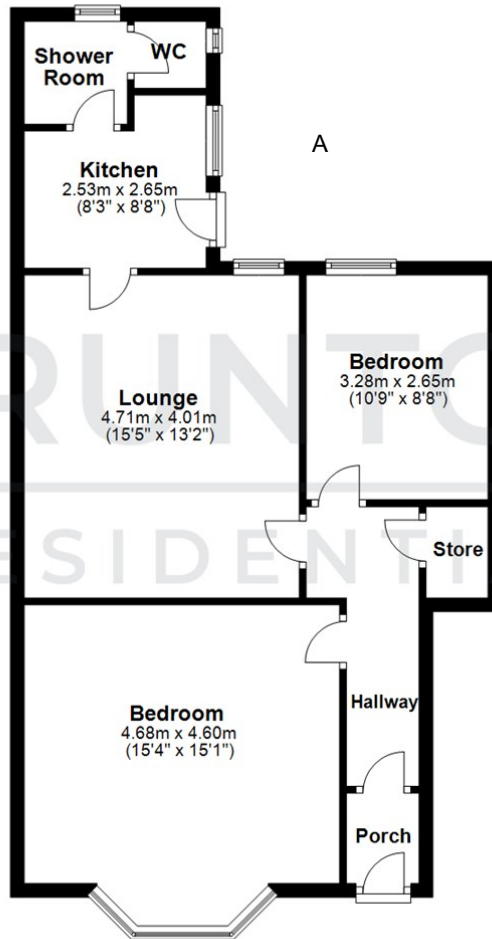
Accommodation briefly comprises; entrance porch leading to a hallway with store cupboard. To the front of the property is a spacious bedroom with bay window whilst to the rear is a second double bedroom. The lounge area provides ample storage and access to the kitchen which offers a range of wall and floor units, coordinated work surfaces and some fitted appliances. From the kitchen is the shower room which leads to a separate WC. The large private yard can be accessed from the kitchen.

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Ground Floor

Approx. 66.1 sq. metres (711.4 sq. feet)



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.

TENURE : Leasehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : A

EPC RATING : C

SERVICES :



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	