



4 Rupert Terrace, Newcastle Upon Tyne, NE15 8PS

Offers Over £100,000

Hive Estates welcomes to the market this spacious three-bedroom house in Newburn, located on the quiet pedestrianised street of Rupert Terrace.

Upon entrance, the hallway is well-sized and provides direct access to the lounge, dining room and stairs to the first floor. To the front of the property is the lounge, with an electric fireplace the room overlooks outside greenery and is a great setup for relaxing. Into the dining room, identical in size, the room is full of natural light. Through to the kitchen, at the rear of the home the layout is functional with designated spaces for appliances. The first floor comprises of three bedrooms and the family bathroom. The bathroom is practical in design, part-tiled and equipped with shower over bath, WC, wash basin and built in storage.

Additionally, the property includes a rear yard, providing a lovely outdoor space to enjoy some fresh air or host friends and family. This property would make a great investment opportunity with 7.2% rental yield.

Kitchen 11'9" x 8'2" (3.60 x 2.50)

Lounge 11'1" x 13'5" (3.40 x 4.10)

Dining Room 11'9" x 13'5" (3.60 x 4.10)

Bedroom 1 11'9" x 10'5" (3.60 x 3.20)

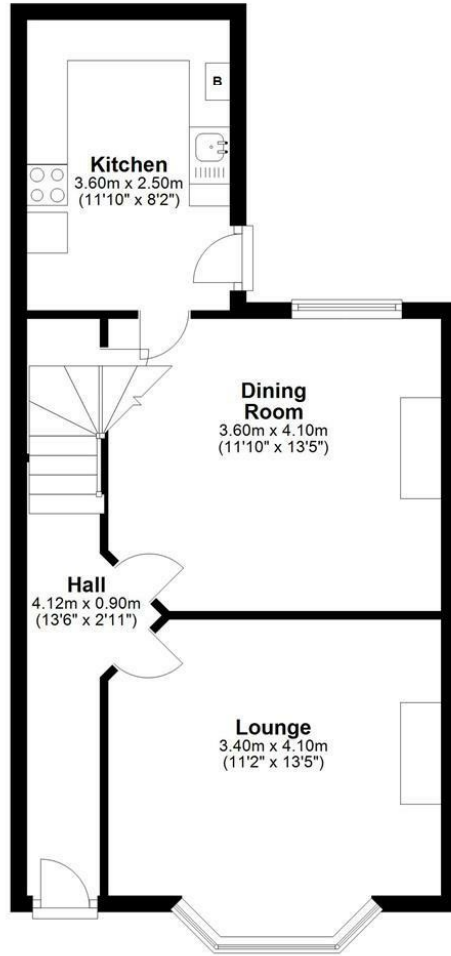
Bedroom 2 11'9" x 9'10" (3.60 x 3.00)

Bedroom 3 6'6" x 6'6" (2.00 x 2.00)

Bathroom 7'10" x 8'2" (2.40 x 2.50)

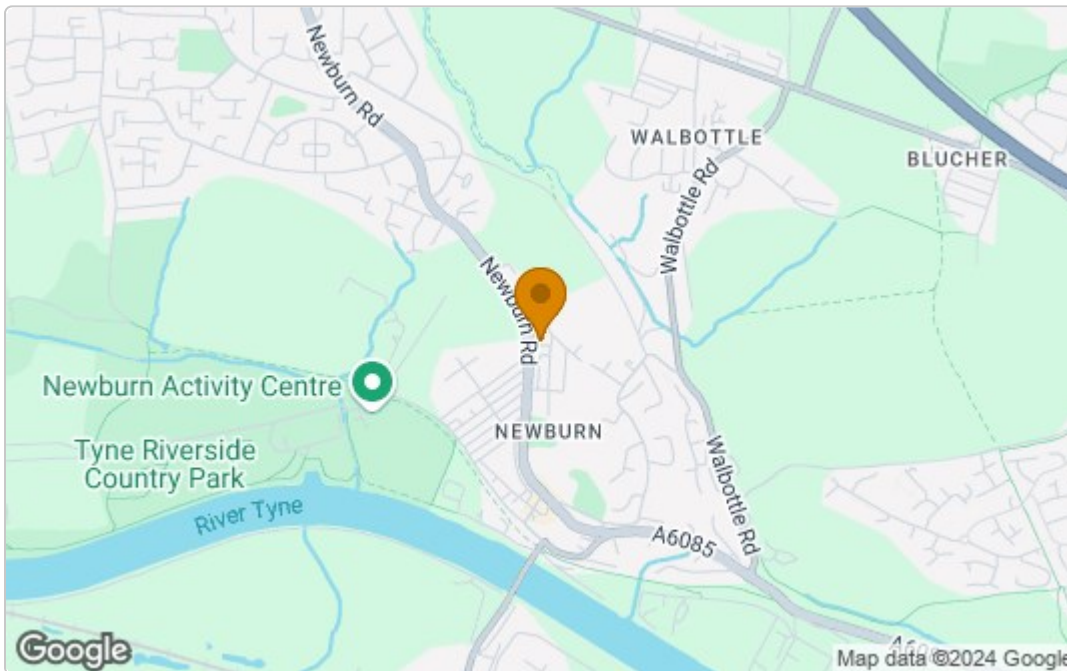
Ground Floor

Approx. 45.8 sq. metres (493.1 sq. feet)



Total area: approx. 89.3 sq. metres (961.1 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		67	
(69-80) C			
(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	

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