



25 Kelvin Grove

Sandyford, Newcastle Upon Tyne, NE2 1RL

** THIS PROPERTY IS NOW "SALE AGREED" AND THERE ARE TO BE NO FURTHER VIEWINGS - WE WOULD LOVE TO HEAR FROM YOU IF YOU HAVE A PROPERTY TO SELL AND WANT ONE OF OUR "GONE" BOARDS TOO! PLEASE GET IN TOUCH **

** THREE BEDROOM FIRST FLOOR FLAT ** IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT **

RENTAL POTENTIAL 950-975 PCM ** CLOSE TO NEWCASTLE CITY CENTRE & JESMOND DENE **

POPULAR LOCATION WITHIN EASY REACH OF SHOPS, RESTAURANTS & BUS SERVICES **

Price £139,950

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- Three bedroom First Floor Flat
- Close To Newcastle City Centre
- Freehold
- Great First Time Buy
- Within Easy Reach Of Local Amenities
- Council Tax Band A
- Ideal Buy To Let Investment
- Situated In A Selective Licencing Area
- Energy Rating D

Entrance

Living Room

13'9" x 10'4" (4.18 x 3.14)

Kitchen

12'5" x 6'11" (3.79 x 2.11)

Rear Lobby

Bathroom

6'1" x 4'11" (1.86 x 1.50)

Bedroom 1

14'4" + bay x 13'0" into alcove (4.37
+ bay x 3.97 into alcove)

Bedroom 2

10'2" x 8'8" (3.09 x 2.65)

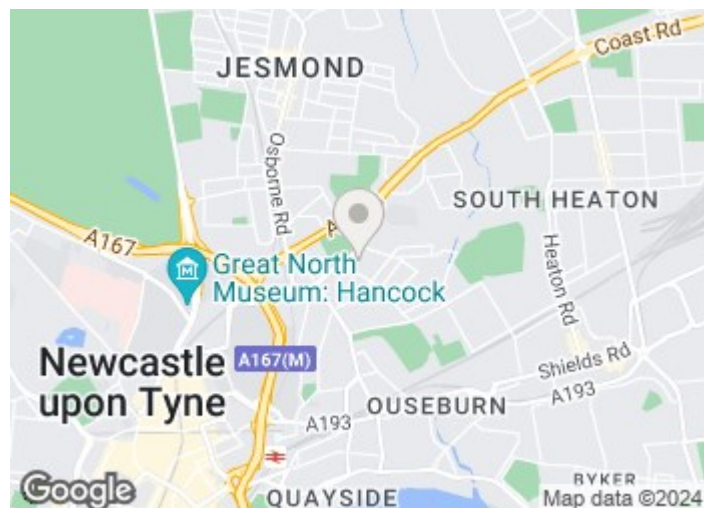
Bedroom 3

10'4" x 8'8" (3.14 x 2.65)

Externally

Tenure

Broadband



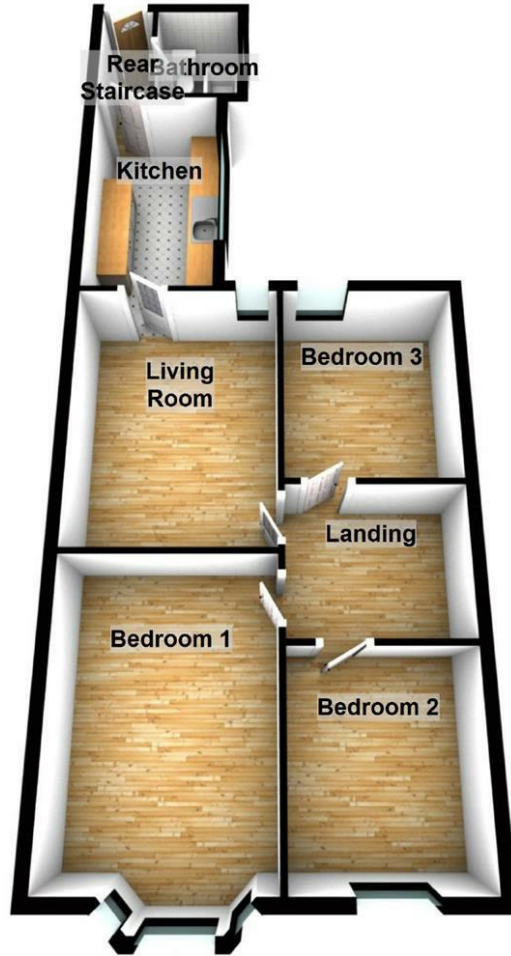
Directions





Floor Plan

First Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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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		64	76
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	