



31 Brandon Grove

Sandyford, Newcastle Upon Tyne, NE2 1PA

** PLEASE SUBMIT YOUR BEST AND FINAL OFFER BY 16:00 on 09.07.2024**

** 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 **

** THIS PROPERTY IS SITUATED IN A SELECTIVE LICENCING AREA ** CHAIN FREE **

COUNCIL TAX BAND A ** ENERGY RATING E ** FREEHOLD **

Price £149,950

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Sandyford, Newcastle Upon Tyne, NE2 1PA



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

Entrance

Landing

Lounge

13'10" x 11'8" into alcove (4.24 x 3.58 into alcove)

Kitchen

12'9" x 6'10" (3.89 x 2.10)

WC

3'10" x 2'4" (1.18 x 0.73)

Bathroom

5'4" x 4'7" (1.65 x 1.42)

Bedroom 1

12'7" + bay x 11'2" into robe (3.84 + bay x 3.41 into robe)

Bedroom 2

9'4" x 8'7" (2.85 x 2.64)

Bedroom 3

9'6" x 7'11" (2.90 x 2.43)

External

Broadband

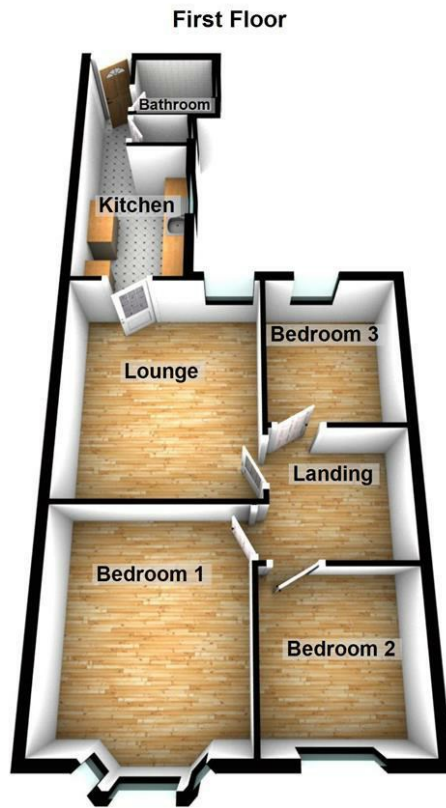


Directions





Floor Plan



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