



305 High Street East , Wallsend, NE28 7JY

** 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 **

** PRICE GUIDE £70,000 TO £80,000 ** TWO BEDROOM FIRST FLOOR FLAT ** PRIVATE REAR GARDEN ** TWO DOUBLE BEDROOMS **

** 999 YEAR LEASE FROM 28TH JUNE 1985 ** NO GROUND RENT ** METRO STATION CLOSE BY **

** EXCELLENT DOWNSIZE OPPORTUNITY OR FIRST TIME BUY ** CLOSE TO SCHOOLS & AMENITIES **

** CLOSE TO TRANSPORT & ROAD LINKS ** COUNCIL TAX BAND A ** EPC RATING C **

Price Guide £70,000

305 High Street East

, Wallsend, NE28 7JY



- Guide Price £70,000 To £80,000
- Close To Schools & Amenities
- 999 Year Lease From 28th June 1985 With No Ground Rent
- First Floor Flat
- Private Rear Garden
- Council Tax Band A
- Two Double Bedrooms
- Excellent First Time Buy Or Downsize Opportunity
- EPC Rating C

Entrance

Double glazed entrance doors leading to...

Lounge

12'2" x 11'10" (3.73 x 3.63)

Double glazed window, dado rail, feature fire surround, radiator.

Kitchen

8'0" x 6'11" (2.44 x 2.11)

Double glazed window, wall and floor units with counters over, sink, tiling to walls.

Bedroom 1

12'2" x 11'10" (3.71 x 3.61)

Double glazed window, radiator.

Bedroom 2

11'5" x 8'11" (3.48 x 2.72)

Double glazed window, dado rail, radiator.

Bathroom

7'4" x 4'9" (2.26 x 1.46)

Double glazed window, toilet, wash hand basin, bath with electric shower over, tiling to walls.

External

To the rear is a private garden.

Lease

999 Year lease from 28 June 1985, no ground rent.

Broadband

<https://www.openreach.com/fibre-checker/my-products>





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.

136 - 138 Station Road, Wallsend, Tyne & Wear, NE28 8QT
 Tel: 0191 295 3322 Email: info@next2buy.com <https://www.next2buy.com>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	76
(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	