

336 Grace Street

Byker, Newcastle Upon Tyne, NE6 2RP

** 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 **

** GUIDE PRICE £50,000 - £55,000 **

** TWO BEDROOM FIRST FLOOR FLAT ** IDEAL INVESTMENT OPPORTUNITY OR BUY TO LET **

** CLOSE TO LOCAL AMENITIES ** PAVED AREA TO FRONT ** GARDEN TO REAR ** IDEAL FIRST BUY **

999 YEAR LEASE ** COUNCIL TAX BAND A ** ENERGY RATING C **

Price Guide £50,000

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- ** GUIDE PRICE £50,000 - £55,000 **
- Ideal Investment Opportunity
- 999 Year Lease
- Two Bedroom First Floor Flat
- Great First Time Buy
- Council Tax Band A
- Close To Local Amenities
- Garden To Rear
- Energy Rating C

Entrance

Lease

Landing

Broadband

Lounge

12'0" x 10'11" (3.67 x 3.33)

Kitchen

11'5" x 6'10" (3.48 x 2.10)

Bedroom 1

12'9" x 10'5" (3.91 x 3.19)

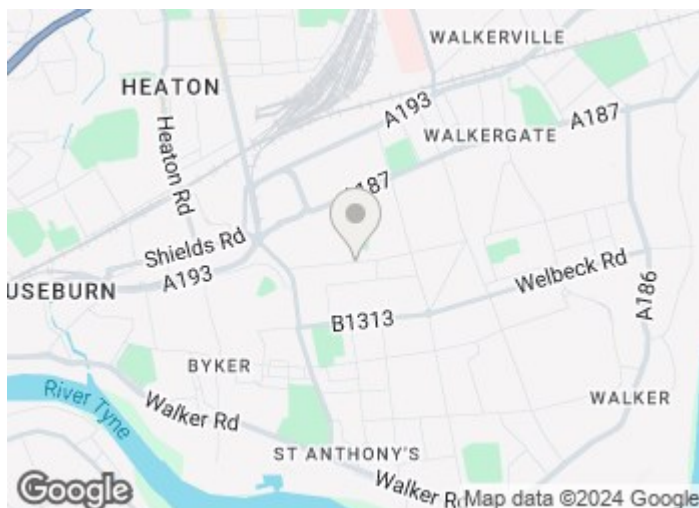
Bedroom 2

10'3" x 7'11" (3.13 x 2.42)

Bathroom

7'10" x 4'8" (2.40 x 1.43)

External

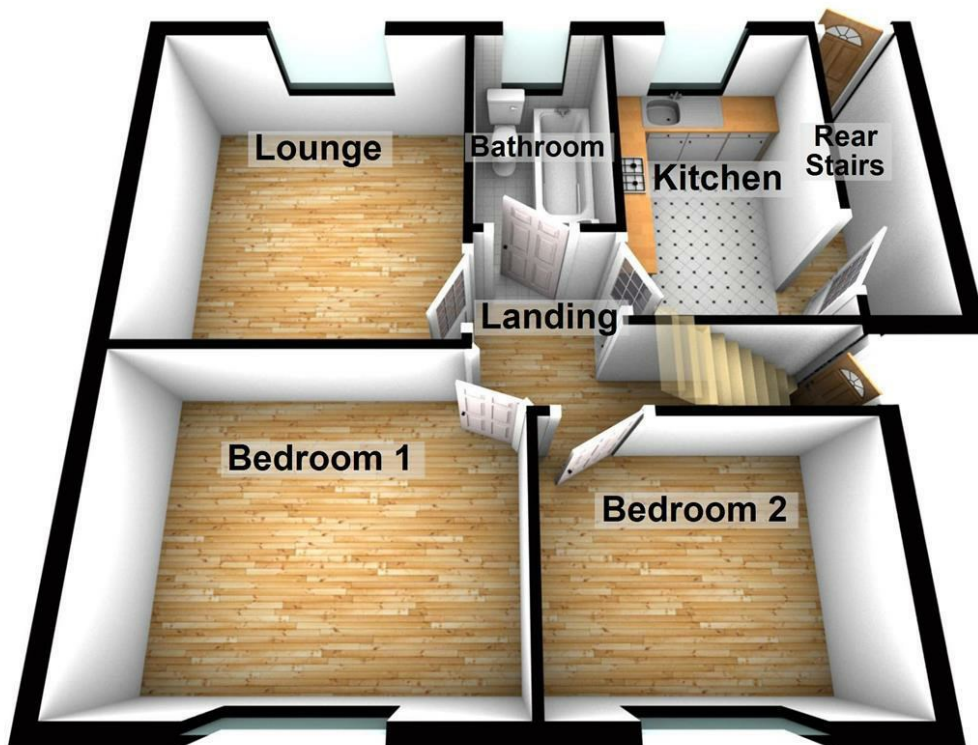


Directions



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		73	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	