



## 338 Grace Street

Byker, Newcastle upon Tyne, NE6 2RP

**\*\*GUIDE PRICE £65,000 TO £75,000 \*\* TWO BEDROOM GROUND FLOOR FLAT \*\* WET ROOM \*\***

**\*\* REAR GARDEN \*\* GOOD SIZE KITCHEN \*\*OFF STREET PARKING \*\* GREAT FIRST BUY OR**

**INVESTMENT \*\* PEPPERCORN LEASEHOLD 999 YEARS FROM 31.01.1990 \*\* COUNCIL TAX BAND A \*\***

**\*\* ENERGY RATING C \*\* LANDLORDS PLEASE NOTE THIS IS IN A SELECTIVE LICENCED AREA \*\***

**Guide Price £65,000**



- Guide Price £65,000 to £75,000
- Rear Garden
- Part of the Selective Licenced Area
- Leasehold 999 FROM 31.01.1990 - Peppercorn
- Ground Floor Flat
- Off Street Parking
- Energy Rating C
- Two Double Bedrooms
- Great 1st Buy or Investment
- Council Tax Band A

#### Entrance Hallway

Double Glazed door into the Hallway - radiator and access to all rooms.

#### External

To the rear, there is a private garden - lawned and with a paved patio area. To the front there is a gated driveway.

Rivers and the sea: Very low.

Surface water: Very low.

#### Living Room

12'1" x 9'3" (3.69 x 2.81)

Double glazed window, and radiator. Feature fire surround with an electric fire. Two built in cupboards.

#### Leasehold Information

The flat has a 999 year lease with a "Peppercorn" ground rent.

#### CONSTRUCTION:

Traditional

This information must be confirmed via our surveyor.

#### Kitchen

11'10" x 10'3" (3.61 x 3.12)

double glazed window and door to the rear. Radiator and fitted with floor and wall units, counters and sink, electric hob extractor hood and oven.

#### Material Information

##### BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit <https://checker.ofcom.org.uk>

#### Wet Room

8'11" x 4'4" (2.72 x 1.32)

Double glazed window, panelled walls, ladder style radiator, WC, wash hand basin and shower.

Broadband: Highest available

Speeds: Download: 1800 Mbps

Upload: 220 Mbps

Mobile Indoor: EE - Limited Three -

Limited 02 - Limited Vodafone -

Likely

Mobile Outdoor: EE - Likely Three -

Likely 02 - Likelly Vodafone - Likely

#### Bedroom 1

11'11" x 9'5" (3.62 x 2.88)

Double glazed window, and radiator.

Fitted with wardrobes and cupboards.

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

#### Bedroom 2

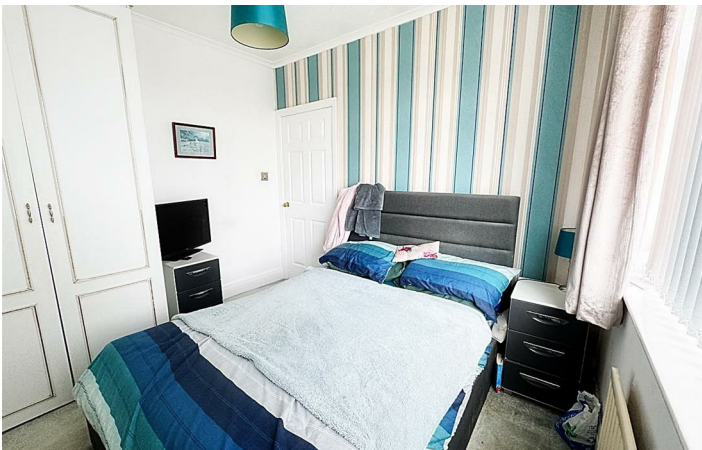
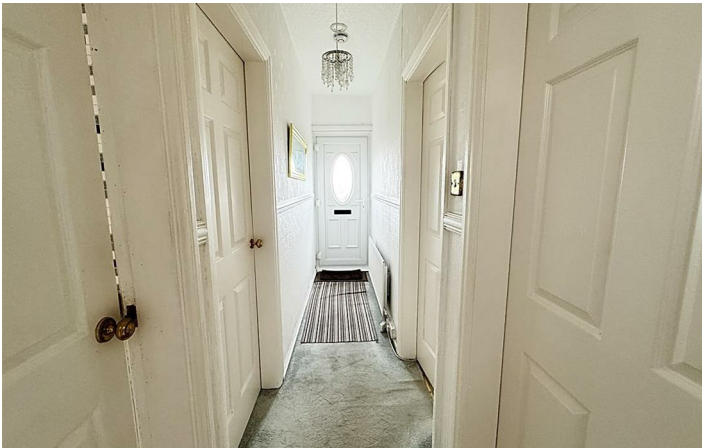
11'2" x 8'11" (3.40 x 2.71)

Double glazed window, and radiator.

#### FLOOD RISK:

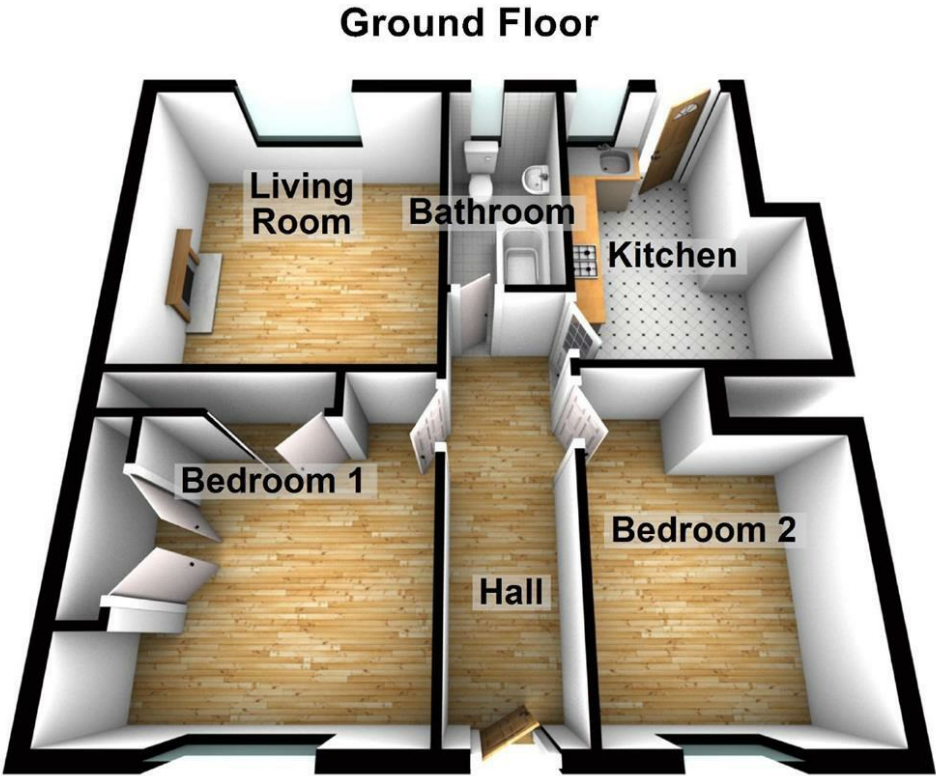
Yearly chance of flooding:







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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(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