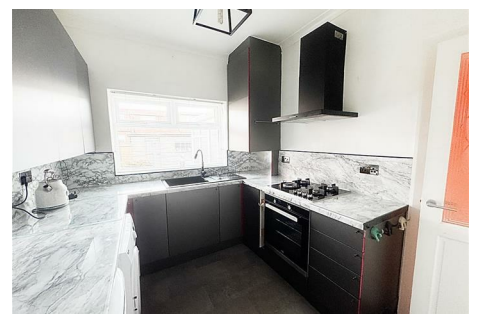
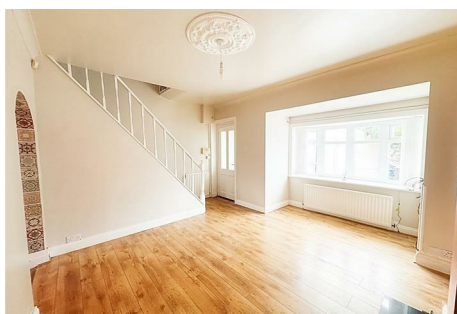




14 Royston Terrace

Walker, Newcastle Upon Tyne, NE6 3UR

**** CHAIN FREE **FREEHOLD ** TWO BEDROOMED DUTCH BUNGALOW ** CONSERVATORY****

**** OFF STREET PARKING ** GREAT FIRST TIME BUY ** MODERN KITCHEN ** REAR GARDEN ****

**** COUNCIL TAX BAND A ** ENERGY RATING E ** EASY ACCESS TO NEWCASTLE CITY CENTRE ****

Offers Over £130,000



- Two Double Bedrooms
- Garden at Rear
- Freehold
- Conservatory
- Ready to Move Into
- Council Tax Band A
- Off Street Parking
- Chain Free
- Energy Rating E

Entrance

UPVc door into entrance porch, leading into..

Living Room

16'0" into bay x 14'4" (4.90 into bay x 4.37)

UPVc double glazed window, two radiators, decorative coving and laminate flooring.

Dining Room

9'10" x 7'11" (3.02 x 2.42)

UPVc double glazed french style doors to the conservatory, radiator, under stairs storage cupboard, wood flooring and decorative coving.

Conservatory

9'7" x 6'5" (2.94 x 1.98)

UPVc double glazed over looking the rear garden.

Kitchen

9'9" x 8'1" (2.98 x 2.48)

Fitted with a range of wall and base units with contrasting work surfaces

over, integrated oven and hob with extractor hood over, sink unit.

Double glazed window.

Landing

Landing leading to..

Bedroom 1

10'11" into bay x 11'7" (3.33 into bay x 3.54)

UPVc double glazed window, radiator.

Bedroom 2

9'4" x 8'5" (2.87 x 2.59)

UPVc double glazed window, radiator, and laminate flooring.

Bathroom

7'10" x 5'6" (2.40 x 1.69)

UPVc double glazed window, radiator, part panelled walls, fitted with a white suite comprising; bath with overhead shower, WC and wash hand basin.

External

To the rear, there is a fenced garden with flower beds, patio area and a large storage shed (which has access to the rear lane). The front has flower beds and space for off street parking.

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>

Various factors can affect coverage,

such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE Good outdoor and in-home
O2 Good outdoor and in-home
Three Good outdoor and in-home
Vodafone - Good outdoor, variable in-hom

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

FLOOD RISK:

Yearly chance of flooding:

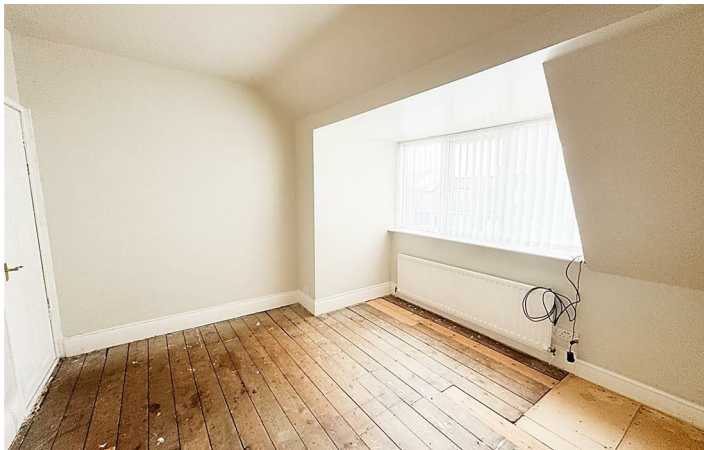
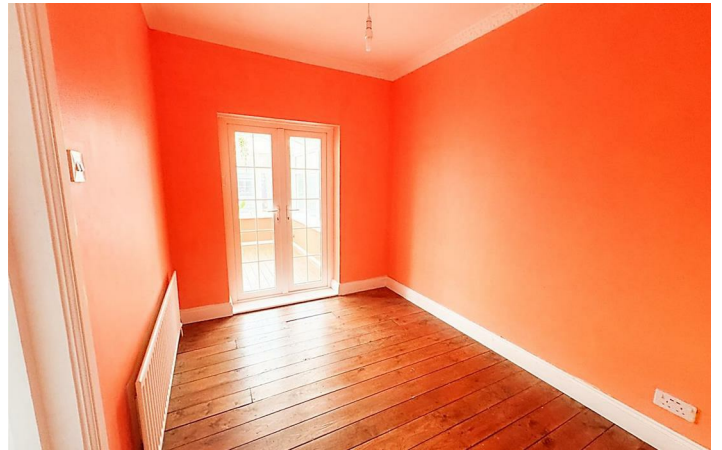
Surface water: Very low.

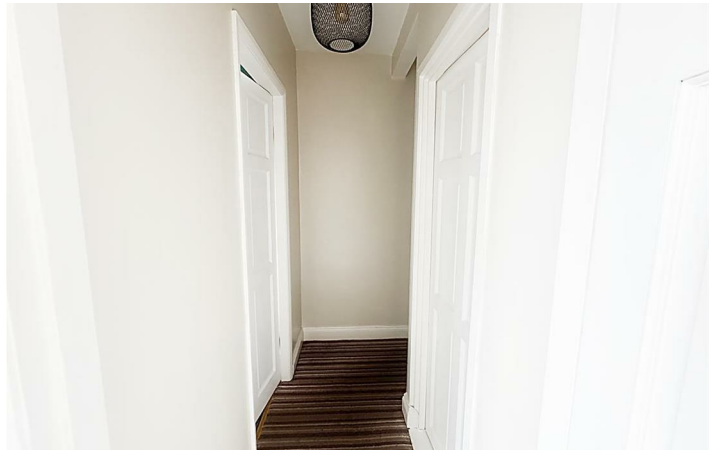
Rivers and the sea: Very low.

CONSTRUCTION:

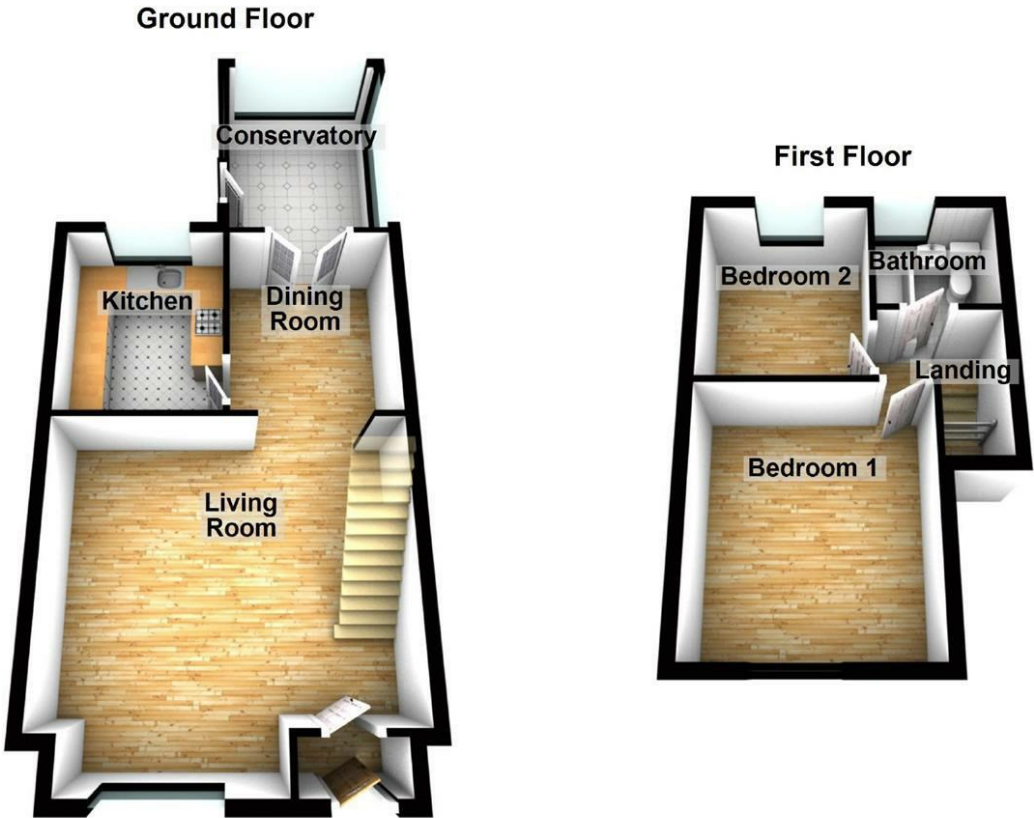
Traditional.

This information must be confirmed via your surveyor and legal representative.





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	52	81
(81-91) B		
(69-80) C		
(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