



**5 Eversley Place, Wallsend, NE28 7BD**  
**£125,000**



# 5 Eversley Place, Wallsend, NE28 7BD

BEST AND FINAL OFFER - Due by 12 Noon Monday 29th April 2024. Further information can be found in the details.

R A Jackson & Son LLP are delighted to offer for sale this two bedroom end terrace dormer bungalow which is located in the Howdon area of Wallsend. Eversley Place is a Cul de Sac running off Chester Avenue. which in turn runs off Archer Street.

Accommodation includes two reception rooms, a fitted kitchen and attached conservatory. First floor accommodation includes two bedrooms and a bathroom/WC.

Externally, the property has a small garden plot to the front and a large garden to the rear which we consider offers potential for residential development subject to receipt of Planning Approval.

## BEST AND FINAL OFFERS

To all interested parties,

We have been instructed by our client to seek offers for the above by 12 noon on Monday 29th April 2024.

All offers should be submitted electronically to R A Jackson and Son (sales@rajackson.co.uk).

In addition to any information you wish to provide in support of your offer, please ensure you cover the following key points within your proposal:

**Purchaser Details**  
Please provide the identity of the purchaser.

**Solicitors and Advisors**  
Please provide details of the purchaser's solicitors and other advisors relevant to the acquisition.

**Purchase Price**  
Please state your total cash consideration (in pounds sterling) for the freehold interest.

**Conditionality**  
Please advise if subject to any conditions (i.e. Survey).

**Process and Timing**  
Please provide timescales for exchange and completion (i.e. looking to complete asap etc).

**Funding**  
Please provide confirmation of the source of funds for the transaction, which should be supported by written evidence from any third-party debt or equity providers and / or bank statements.

**Method of Sale**  
The freehold interest is offered for sale by informal tender.

Interested parties should note that the Vendor reserves the right not to select the highest, or any, offer received.

## MATERIAL INFORMATION

COUNCIL TAX: Band A  
PRICE: £125,000  
TENURE: Freehold  
PROPERTY TYPE: Semi-detached dormer bungalow.  
CONSTRUCTION: Traditional  
PARKING: On Street  
FLOOD RISK LEVEL: Flood Zone 1  
PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: None we're currently aware of.  
PROPERTY ACCESSIBILITY AND ADAPPTIONS: None.  
MINING AREA: Yes

## LOCATION

The property is located within an established residential area on the western edge of Howdon in Wallsend. The location is provided with access to a reasonable level of local services and facilities, schools and healthcare.

Eversley Place is a Cul de Sac running up Chester Avenue which in turn runs off Archer Street which provides good access to both Wallsend and the surrounding area.

## DESCRIPTION

The property comprises a two storey semi-detached dormer bungalow of traditional construction.

## GROUND FLOOR

### Entrance Hall/Lobby

Small double radiator.

### Living Room

12'9" x 11'5" (3.9m x 3.5m )  
Single Radiator.

### Kitchen

Double Radiator.

### Conservatory

11'5" x 11'9" (3.5m x 3.6m )

### Dining Room

16'0" x 8'10" (4.9m x 2.7m )  
Double Radiator.

## FIRST FLOOR

### Landing

Small single radiator.

### Bathroom/WC

5'6" x 6'6" (1.7m x 2m )  
Wash hand basin, low level WC, bath with shower attachment and heated towel rail.

### Double Bedroom

10'2" x 13'1" (3.1m x 4m )  
Built in wardrobes. Single radiator.

### Bedroom

6'10" x 7'6" (2.1m x 2.3m)  
Single radiator.

### Single Bedroom

7'10" x 13'9" (2.4m x 4.2m )  
Single radiator.

## EXTERNAL

Small garden plot to front.

Large garden to rear with residential development potential subject to receipt of planning approval.

## TENURE

The property is Freehold.

## UTILITIES

Mains water, gas, electric and drainage.

The central heating is via a gas fired boiler located in the kitchen.

## ENERGY PERFORMANCE CERTIFICATE

The property is currently rated at

## COUNCIL TAX BAND

Enquiries via the direct.gov website agency website indicates that the property is assessed under Band A.

## Our Services

R A Jackson and Son Chartered Surveyors provide a broad range of property services across the North East including: Residential Sales and Lettings Commercial Sales and Lettings Professional Valuation of Commercial and Residential Property Home-buyer Survey and Valuation Property Management Acquisition To find out more please contact us on 0191 257 1253 or e mail: sales@rajackson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	