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- 1 Bed Ground Floor Flat
- Bedroom with French Doors
- Shared Rear Yard
- Great Investment

- Open Plan Lounge
- Shower/WC
- Convenient for Amenities

- Fitted Kitchen
- Gas CH & SUDG
- Scope for Cosmetic Improvement



A one bedroomed ground floor flat, in a convenient location on Chillingham Road. With gas fired central heating and sealed unit double glazing, there is scope for some cosmetic updating. The Reception Hall, with storage cupboard housing the combi boiler, leads to the open plan Lounge and Kitchen area, with a range of wall and base units, sink unit, split level oven, 4 ring electric hob with extractor over and plumbing for a washer. The double Bedroom has a built in wardrobe and French doors opening to the shared rear yard. The Shower/WC is fitted with a low level wc, wall mounted wash basin and shower cubicle with electric shower. There is a West facing shared yard to the rear.

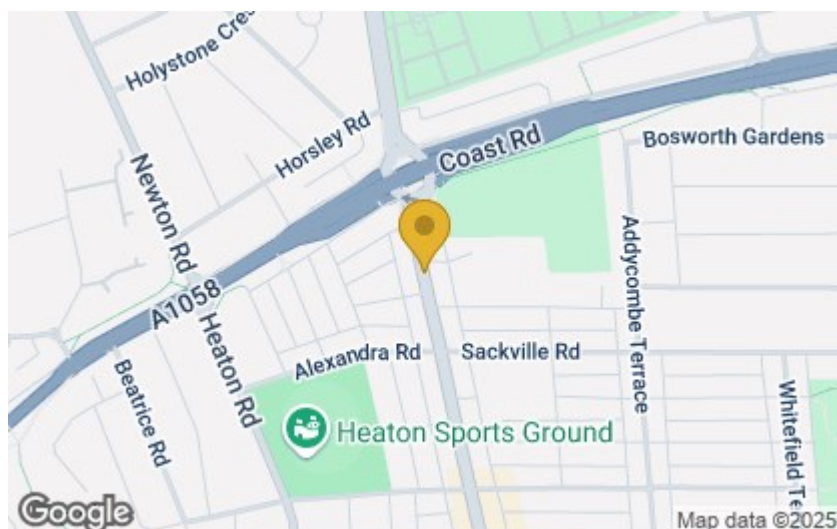
This property is situated within a sought after residential area, well placed for access to Chillingham Road's excellent range of shops, bars, cafe's and restaurants. There are good road and public transport links into the city, to the coast and other surrounding areas..

**Reception Hall 6'2 x 3'9 (1.88m x 1.14m)**

**Lounge/Kitchen 16'2 x 16'0 (max) (4.93m x 4.88m (max))**

**Bedroom 12'6 x 10'6 (3.81m x 3.20m)**

**Shower/WC 5'10 x 4'8 (1.78m x 1.42m)**



Energy Performance: Current D Potential C  
Council Tax Band: A  
Distance from School:  
Distance from Metro:  
Distance from Village Centre:

*All distances are approximate - for further information, including floorplans and additional photographs please visit our website - [www.goodfellowsestateagents.com](http://www.goodfellowsestateagents.com)*

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