



Abbotsmeade Close Fenham

- Modern Style End Terraced House
- Two Bedrooms
- Driveway
- Rear Garden
- Close to Amenities

Offers Over: £110,000



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Abbotsmeade Close

Fenham

ABBOTSMEADE CLOSE, FENHAM, NEWCASTLE UPON TYNE NE5 2EU

PROPERTY DESCRIPTION

Offered for sale is this modern style end terraced house located in Fenham. The accommodation to the ground floor briefly comprises of porch, lounge and kitchen. To the first floor is a landing, two bedrooms and bathroom. Externally there is a driveway to the front and garden to the rear. The property benefits from double glazing throughout.

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69. Early viewing is recommended.

Council Tax Band: B

EPC Rating: C

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

It is not known if the property is situated on a coalfield. It is also not known if the property has been directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 95 years remaining as at May 2024

No ground rent or service charge.

Porch

Lounge 12' 5" x 15' 3" (3.78m x 4.64m)

Double glazed window to the front. Storage cupboard. Radiator.

Kitchen 12' 5" x 8' 6" (3.78m x 2.59m)

Double glazed window to the rear. High gloss units. Electric oven. Electric hob. Extractor hood. Sink/drain. Spotlights. Door to the rear. Radiator.

First Floor Landing

Loft access (pull down ladder, fully boarded).

Bedroom One 12' 5" x 7' 10" (3.78m x 2.39m)

Double glazed window to the rear. Radiator.

Bedroom Two 12' 4" x 9' 5" (3.76m x 2.87m)

Double glazed window to the front. Radiator.

Bathroom

Panelled bath with shower over. Vanity wash hand basin. Low level WC. Extractor fan. Heated towel rail.

External

Driveway to the front. Garden to the rear.

FN00009534/SJP/SP/31052024/V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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