



Abbotsmeade Close Fenham

- Mid Terraced House
- Modern Style
- Three Bedrooms
- Ground Floor WC
- Rear Garden

Asking Price: £115,000

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ABBOTSMEADE CLOSE, FENHAM, NEWCASTLE UPON TYNE NE5 2EU

PROPERTY DESCRIPTION

For sale with no chain is this modern style mid terraced house located in Fenham. The accommodation to the ground floor briefly comprises of porch and open plan lounge/kitchen. To the first floor is a landing, three bedrooms and bathroom. Externally there is a 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: On Street Parking



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 July 2024

No ground rent or service charge.

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Porch

Double glazed window to the side.

Open Plan Lounge/Kitchen

Lounge 17' 5" x 13' 3" max (5.30m x 4.04m)

Double glazed window to the front. Stairs to first floor landing. Two radiators.

Kitchen 10' 11" x 13' 2" max (3.32m x 4.01m)

Double glazed window to the rear. Electric hob. Electric oven. Extractor hood. High gloss units. Sink/drainer. Under stair storage. Radiator. French door to the rear.

First Floor Landing

Storage cupboard. Loft access.

Bedroom One 13' 3" max x 9' 1" (4.04m x 2.77m)

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

Bedroom Two 11' 0" into bay x 6' 4" (3.35m x 1.93m)

Double glazed box bay window to the front. Radiator.

Bedroom Three 10' 4" x 6' 7" (3.15m x 2.01m)

Double glazed window to the front. Radiator.

Bathroom

Panelled bath with shower over. Pedestal wash hand basin. Low level WC. Extractor fan. Radiator.

External

Garden to the rear.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 89 B |
| 69-80 | C | 73 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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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