



Ovington Grove Fenham

- Ground Floor Flat
- Two Bedrooms
- Paved Area to Front
- Rear Garden
- Close to Amenities

Asking Price: £95,000



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Ovington Grove

Fenham

OVINGTON GROVE, FENHAM, NEWCASTLE UPON TYNE NE5 2QE

PROPERTY DESCRIPTION

Offered for sale is this ground floor flat located in Fenham. The accommodation briefly comprises of hallway, lounge, kitchen, two bedrooms and bathroom. 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: A

EPC Rating: TBC

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: 985 years remaining as at July 2024. No ground rent or service charge.

Hallway

Storage cupboard. Two radiators. Coving.

Lounge 14' 7" into bay x 10' 10" (4.44m x 3.30m)

Double glazed bay window to the front. Radiator.

Kitchen 7' 5" x 7' 7" into door recess (2.26m x 2.31m)

Double glazed window to the rear. Gas hob. Electric oven. Plumbed for washing machine. Sink/drain. Door to the rear.

Bedroom One 10' 0" x 14' 9" into bay (3.05m x 4.49m)

Double glazed bay window to the front. Radiator.

Bedroom Two 10' 8" max x 11' 8" (3.25m x 3.55m)

Double glazed window to the rear. Radiator.

Bathroom

Frosted double glazed window to the side. Panelled bath with shower over. Pedestal wash hand basin. Low level WC. Heated towel rail. Extractor fan. Coving.

External

Paved area to front. Garden to rear.

FN00008438/SJP/SP/19072024/V.1



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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