



## Severus Road Fenham

- Investment Opportunity
- Pair of Flats
- Ground Floor Flat – Two Bedrooms
- First Floor Flat – Three Bedrooms
- Rear Yard

**Asking Price: £230,000**

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380 West Road, Fenham, NE4 9RL

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## SEVERUS ROAD, FENHAM, NEWCASTLE UPON TYNE NE4 9HT

### PROPERTY DESCRIPTION

Investment Opportunity - Available for sale is this pair of flats located in Fenham.

The flats are being sold as a going concern, with all fixtures, fittings and appliances included in the sale.

Both flats are currently tenanted with professionals until July and August 2025. The current owner is looking to relet these properties before completion of a sale potentially, pending on timescale, on 12 month tenancies. Each flat holds the necessary rental licences.

Each flat has their own entrance. The accommodation to the ground floor flat briefly comprises of entrance leading to lounge/kitchen, bin store, two bedrooms and bathroom. To the first floor flat is an entrance with stairs leading to first floor landing, lounge/kitchen, three bedrooms and bathroom.

The properties are situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69. They are also within ideal distance of the local colleges and universities.

Early viewing is recommended.

Council Tax Band: A for each flat

EPC Rating: C for each flat



### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On Street Parking

The flats each benefit from alarm systems and are double glazing throughout.

### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

### TENURE

It is understood that the properties are held on a single Freehold title. Should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

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**SEVERUS ROAD, FENHAM, NEWCASTLE UPON TYNE NE4 9HT**

#### **Ground Floor Flat**

##### **Entrance**

Leads directly into lounge/kitchen.

**Lounge/Kitchen 19' 7" x 18' 8" (5.96m x 5.69m)**

##### **Lounge Area**

Double glazed window to the front. Radiator.

##### **Kitchen Area**

Gas cooker point. Sink/drain. Plumbed for washing machine. Door to bin store. Radiator.

##### **Bin Store**

Door to the side.

**Bedroom One 11' 3" x 9' 11" (3.43m x 3.02m)**

Double glazed window to the front. Radiator.

**Bedroom Two 11' 8" x 12' 10" (3.55m x 3.91m)**

Double glazed window to the front. Radiator.

**Bathroom 5' 0" x 5' 4" (1.52m x 1.62m)**

Shower cubicle. Pedestal wash hand basin. Low level WC. Extractor fan. Radiator.

#### **First Floor Flat**

##### **Entrance**

Stairs to first floor landing.

##### **First Floor Landing**

Radiator.

**Lounge/Kitchen 14' 3" x 13' 8" (4.34m x 4.16m)**

##### **Kitchen Area**

Double glazed window to the front. Plumbed for washing machine. Sink/drain. Gas cooker point. Loft access. Radiator.

**Bedroom One 12' 10" x 12' 2" (3.91m x 3.71m)**

Double glazed window to the front. Radiator.

**Bedroom Two 11' 2" x 9' 0" (3.40m x 2.74m)**

Double glazed window to the front. Loft access. Radiator.

**Bedroom Three 9' 10" x 7' 8" (2.99m x 2.34m)**

Double glazed window to the side. Radiator.

**Bathroom 8' 0" x 4' 0" (2.44m x 1.22m)**

Shower cubicle. Pedestal wash hand basin. Low level WC. Extractor fan. Radiator.

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**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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