



Two Ball Lonnen, Fenham, Newcastle upon Tyne NE4 9RS

# Auction Guide Price: £85,000

For sale by auction is this ground floor flat located in Fenham. The accommodation briefly comprises of hallway, lounge, dining room, kitchen, two bedrooms, inner hallway and bathroom. Externally, there is a garden to the rear.

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: C





2



2



1

**Ground Floor Flat**

**Two Reception Rooms**

**Two Bedrooms**

**Garden to Rear**

**For any more information regarding the property please contact us today**

#### **Hallway**

Storage cupboard. Radiator.

#### **Lounge 16' 2" into bay x 11' 2" max (4.92m x 3.40m)**

Double glazed bay window to the front. Radiator. Coving.

#### **Dining Room 14' 3" x 11' 9" max (4.34m x 3.58m)**

Double glazed window to the rear. Radiator.

#### **Inner Hallway**

Two storage cupboards (one housing the boiler). Radiator.

#### **Kitchen 9' 1" x 5' 10" (2.77m x 1.78m)**

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

#### **Bathroom 8' 6" x 5' 9" (2.59m x 1.75m)**

Frosted double glazed window to the side. Walk in shower cubicle. Vanity wash hand basin. Low level WC. Radiator.

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

Double glazed window to the rear. Radiator.

#### **Bedroom Two 9' 10" x 6' 10" (2.99m x 2.08m)**

Double glazed window to the front. Radiator.

#### **External**

Garden to the rear.

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband: Fibre  
Mobile Signal Coverage Blackspot: No  
Parking: On Street Parking

The property benefits from 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.

#### RESTRICTIONS AND RIGHTS

Listed? No  
Conservation Area? No  
Restrictions on property? No  
Easements, servitudes or wayleaves? No  
Public rights of way through the property? No

#### RISKS

Flooding in last 5 years: No  
Risk of Flooding: Zone 1  
Any flood defences at the property: No  
Coastal Erosion Risk: Low  
Known safety risks at property (asbestos etc...): No

#### BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No  
Outstanding building works at the property: No

#### ACCESSIBILITY

This property has no accessibility adaptations.

#### 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: 986 years remaining as at October 2025  
No ground rent or service charge.

#### AUCTION DETAILS

For Sale by Auction: Thursday 11th December 2025  
Bidding opens 24 hours prior at 10am.  
Option 2  
Terms and Conditions apply

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831 360

Terms and conditions apply see website [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 70 C    | 73 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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