

SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





📍 Lavender Gardens, Newcastle Upon Tyne NE2 3DD

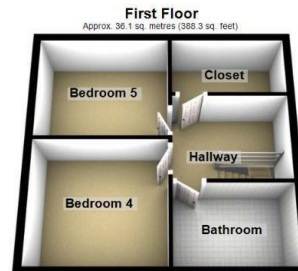
Lavender Gardens,
Newcastle Upon Tyne NE2 3DD

Offers Over £350,000

FANTASTIC INVESTMENT OPPORTUNITY OR POSSIBILITY FOR CONVERSION INTO RESIDENTIAL
FIRST FLOOR MAISONETTE
5 BEDROOMS
2 BATHROOMS
GREAT LOCATION FOR STUDENTS
COUNCIL TAX BAND B

PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 110.8 sq. metres (1192.7 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

bathroom

kitchen
8'7" x 9'10"

living room
14'9" x 13'6"

bedroom 1
10'7" x 8'2"

bedroom 2
16'8" x 13'6"


bedroom 3
8'2" x 9'8"

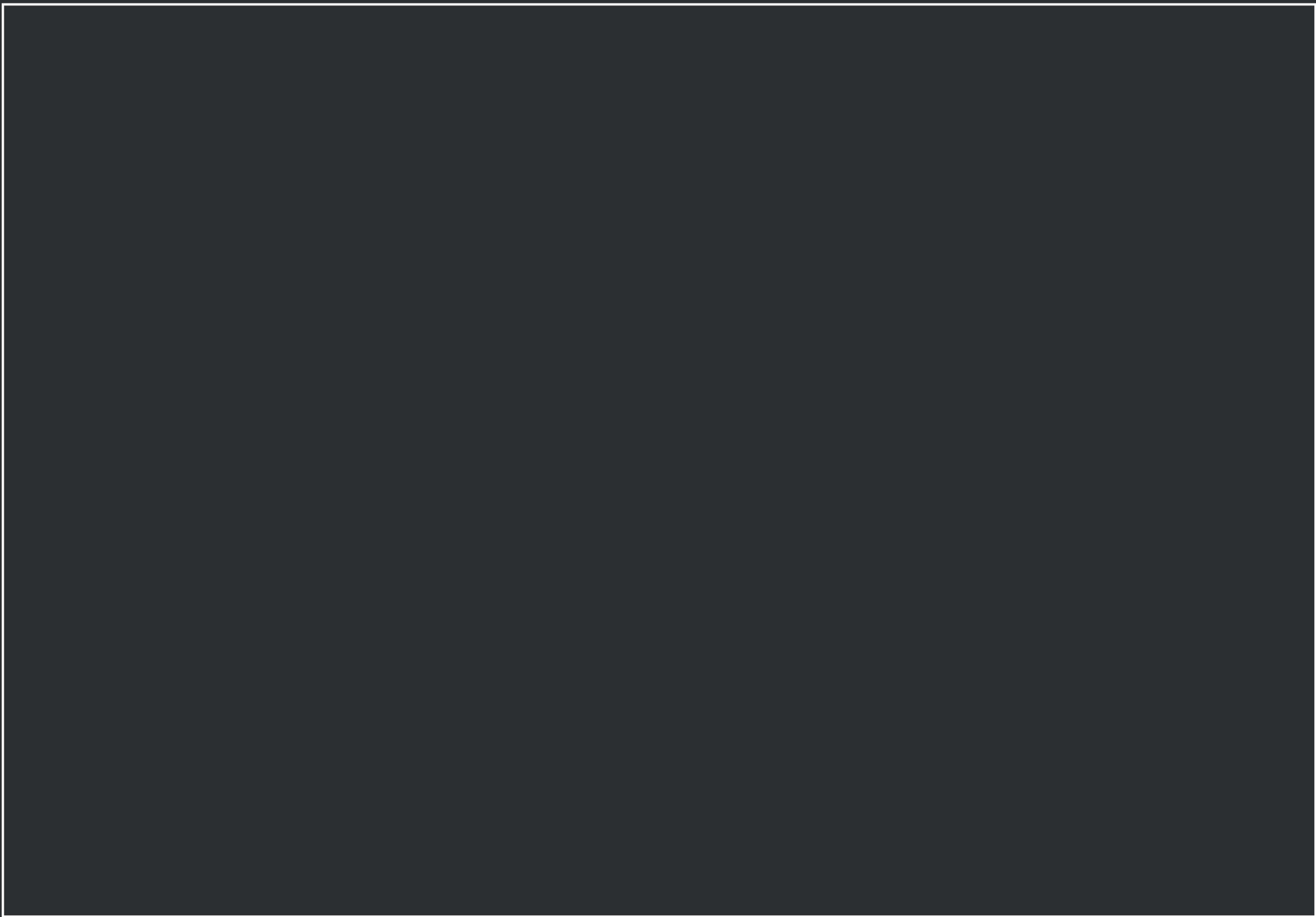
bedroom 4
10'7" x 10'9"

bedroom 5
9'10" x 12'2"

closet

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





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