

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



33 Collard Avenue, Newcastle, ST5 9LH

Asking Price

£139,950

- Three Bedrooms
- Convenient Location
- Off Road Parking
- UPVC Double Glazing
- Ideal For Buy To Let or First Time Buyers
- GF Bathroom
- Combi Boiler
- No Chain!

A great opportunity for Buy to Let investors or First Time Buyer!

With a little bit of love this house could be something special. Offering flexible accommodation with three bedrooms upstairs and a ground floor bathroom, there is potential to reconfigure the property to create a bathroom upstairs.

The proportions of the house are good and the location is even better! Just walking distance to good schools and local amenities. There's a driveway to the front of the property and a pleasant garden to the rear.

The property already benefits from gas central heating from a combi boiler and double glazing. Additionally there is no onward chain to slow down your purchase!

A great property with tons of potential. For more information please contact us.



GROUND FLOOR

ENTRANCE PORCH

Timber constructed porch. Double glazed front door. Tiled floor.

SMALL ENTRANCE HALL

Timber front door. Laminate flooring. Stairs to the first floor.

LOUNGE

14'11 x 9'10 (4.55m x 3.00m)

Painted floorboards. UPVC double glazed window. Feature fireplace. Radiator. Under stairs storage cupboard containing the combi boiler.

KITCHEN

9'9 x 6'11 (2.97m x 2.11m)

Range of white wall cupboards and base units with integrated electric oven and hob. Plumbing for washing machine. Space for fridge. UPVC double glazed window. Radiator. Laminate flooring. UPVC double glazed rear door.

BATHROOM

7'7 x 4'8 (2.31m x 1.42m)

White suite consisting of bath with shower fitting over, pedestal wash basin and wc. Radiator. UPVC double glazed window. Laminate flooring.

FIRST FLOOR

BEDROOM ONE

10'9 x 10'3 (3.28m x 3.12m)

Two UPVC double glazed windows. Fitted carpet. Radiator.

BEDROOM TWO

11'11 x 8'6 (3.63m x 2.59m)

UPVC double glazed window. Fitted carpet. Radiator.

BEDROOM THREE

8'9 x 6'0 (2.67m x 1.83m)

Fitted carpet. Radiator. UPVC double glazed window.

OUTSIDE

There is a gravel driveway and lawn to the front and an enclosed lawned garden to the rear.








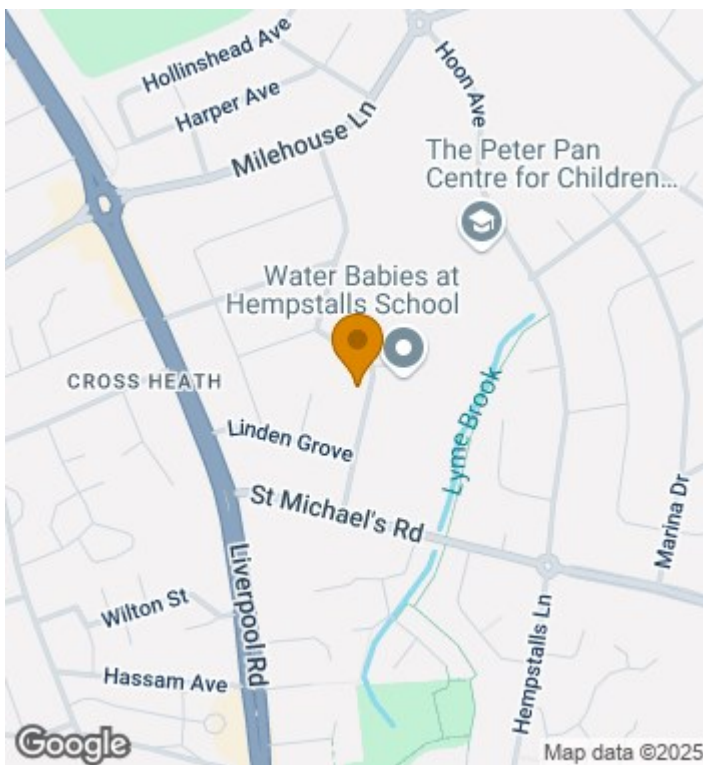
MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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