



 Jan Forster

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Regent Road North | Gosforth | Newcastle Upon Tyne | NE3 1EH

Price £270,000



- Mid Terraced Home
- Central Gosforth
- Convenient Location
- Front and Rear Gardens
- Must Be Viewed
- Two Double Bedrooms
- Private Rear Garden
- Freehold
- Modern Shower Room
- No Onward Chain





Jan Forster Estates are pleased to present this beautifully maintained two-bedroom terraced home, ideally located on the highly sought-after Regent Road North in Gosforth.

Just a short walk from Gosforth High Street and Regent Centre, and within easy reach of a selection of highly regarded schools, this property is ideally suited to a wide range of buyers. Offering both convenience and an abundance of local amenities.

The home benefits from double glazing and gas central heating, and briefly comprises: an entrance hall, a bright and spacious lounge with a bay window and feature fireplace, and a stunning fitted dining kitchen complete with integrated appliances an under-stair pantry and direct access to the enclosed rear garden. To the first floor, there are two generously sized double bedrooms and a modern shower room WC with vanity storage.

Externally, the property offers a town garden to the front with on-street parking available. To the rear, there is a substantial East-facing garden with a seating area - ideal for relaxing during the warmer months.

This charming home is expected to attract strong interest, and early viewing is essential. For further information or to arrange a viewing, please contact our team on 0191 236 2070.

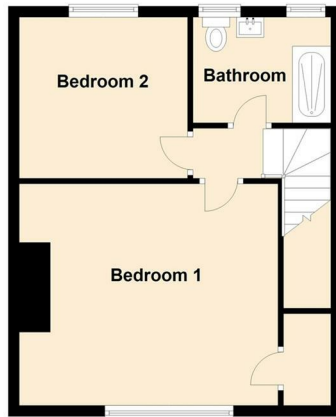
Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

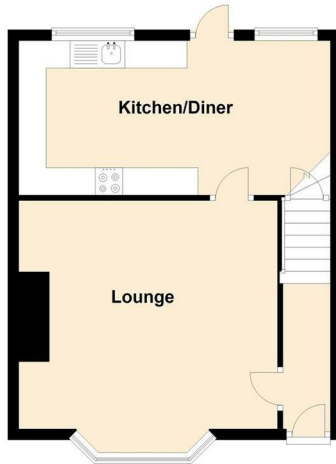
Council Tax band: B



First Floor



Ground Floor



Lounge 14'7" x 13'2" (4.45 x 4.02)


Dining Kitchen 16'7" x 9'2" (5.08 x 2.80)

Bedroom One 13'3" x 12'1" (4.05 x 3.69)

Bedroom Two 9'8" x 9'1" (2.96 x 2.78)

The difference between house and home

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| Energy Efficiency Rating | | |
|--|---|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 88 |
| (81-91) B | | |
| (69-80) C | 74 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC  | |



www.janforsterestates.com

Contact Us: 0191 236 2070

