

Bavington Drive, Fenham, Newcastle upon Tyne NE5 2HT

Auction Guide Price: £110,000

RMS | Rook Matthews Sayer

2 1 1

Semi Detached Bungalow

Two Bedrooms

No Chain

Gardens to Front & Rear

Ramped Access

Driveway

For any more information regarding the property please contact us today

Room Descriptions

Hallway
Storage cupboard. Loft access. Radiator.

Lounge 13' 4" x 11' 4" (4.06m x 3.45m)
Double glazed window to the rear. Radiator.

Kitchen 14' 9" x 10' 11" (4.49m x 3.32m)
Double glazed window to the side. Plumbed for washing machine. Door to the side. French door to the rear. Radiator.

Bedroom One 13' 5" x 11' 1" (4.09m x 3.38m)
Double glazed window to the front. Radiator.

Bedroom Two 11' 8" x 7' 2" (3.55m x 2.18m)
Double glazed window to the front. Radiator.

Bathroom 8' 8" x 7' 5" (2.64m x 2.26m)
Two frosted double glazed windows to the side. Panelled bath. Walk in shower cubicle. Pedestal wash hand basin. Low level WC. Extractor fan. Radiator.

External
Driveway and garden to the front. Garden to the rear.

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Offered for sale by auction is this semi detached bungalow located in Fenham. The bungalow is in good condition throughout, with a practical single level layout, also benefitting from a ramp access from the street to the front door.

A bright reception room with wood style flooring provides a comfortable main living space. The kitchen includes fitted units, worktop space and room for a dining table, creating a sociable cooking and eating area with views over the rear garden. French doors provide direct access to the garden, and there is a door providing access to the side.

There are two bedrooms, both neutrally decorated and ready for personalisation. The bathroom is fitted with a white suite including bath and separate shower cubicle, WC and wash basin. The property enjoys front and rear gardens, and a driveway to the front. The rear garden is mainly laid to lawn with paved seating areas and fenced boundaries, offering usable outdoor space with a good degree of privacy.

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: D

AGENTS NOTE
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: Driveway

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 the following accessibility adaptations:
- Ramp access to front door

TENURE
It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

AUCTION DETAILS

For Sale by Auction: Thursday 10th December 2026
Bidding opens 24 hours prior at 10am
Option 1
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

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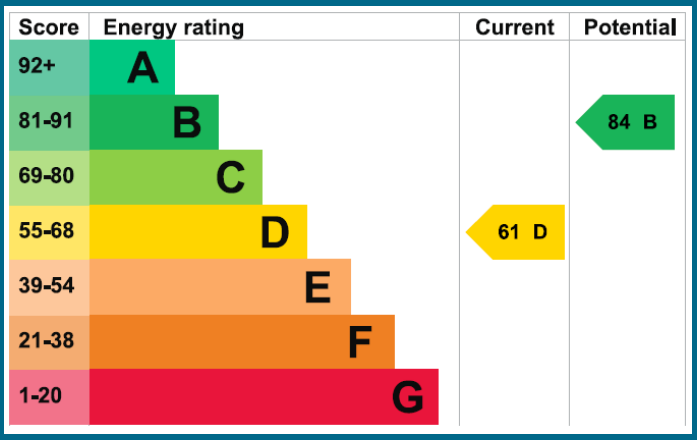
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Floor Plan – To Follow

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.

The Property Ombudsman

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