

14 Reiver Court , Wallsend, NE28 8RR

** GREAT FIRST TIME BUY ** NO ONWARD CHAIN ** EN-SUITE TO MASTER BEDROOM **

** ALLOCATED PARKING SPACE ** CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS **

** RICHARDSON DEES PARK AND WALLSEND METRO STATION WITHIN WALKING DISTANCE **

** COUNCIL TAX BAND A ** LEASEHOLD 125 YEARS FROM 16.11.2006 ** ENERGY RATING C ***

Offers Over £95,000



- Ready to Move into
- Allocated Parking
- Council Tax Band A

Entrance

The property is entered through a secure intercom entry system leading in to a communal hallway.

Entrance to Property

Timber door in to..

Hallway

L- shaped hallway, electric heater, storage cupboard and laminate flooring.

Open Plan Living

23'1" x 11'1" (7.05 x 3.40)

Two UPVc double glazed windows, UPVc patio doors, electric heater, laminate flooring, fitted with a modern range of floor and wall units, work surfaces, sink unit, electric hob with an electric oven, extractor hood, washing machine, fridge freezer.

Bedroom 1

11'2" x 8'6" (3.41 x 2.60)

UPVc double glazed window, electric heater, and carpeted flooring. Access to..

Ensuite

7'7" x 3'11" (2.33 x 1.20)

Shower cubicle, wash hand basin, heated towel rail, w/c.

- Two Bedroom Ground Floor Flat
- Close to Local Amenities and Transport Links
- Energy Rating C

Bedroom 2

10'4" x 8'8" (3.16 x 2.65)

UPVc double glazed window, electric heater and carpeted flooring.

Bathroom

7'7" x 5'10" (2.33 x 1.80)

Heated towel rail, part tiled walls, fitted with a white three piece bathroom suite with shower attachment to bath.

EXTERNAL

There is an allocated parking bay with the property.

Material Information

BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit

<https://checker.ofcom.org.uk>

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE Good outdoor and in-home

O2 Good outdoor and in-home

Three Good outdoor and in-home

- Master Bedroom with Ensuite
- Great First Buy

Leasehold 125 YEAR FROM 16.11.2006
Vodafone Good outdoor and in-home

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:

Yearly chance of flooding:

Surface water: Very low.

Rivers and the sea: Very low.

CONSTRUCTION:

Traditional .

This information must be confirmed via your surveyor and legal representative.

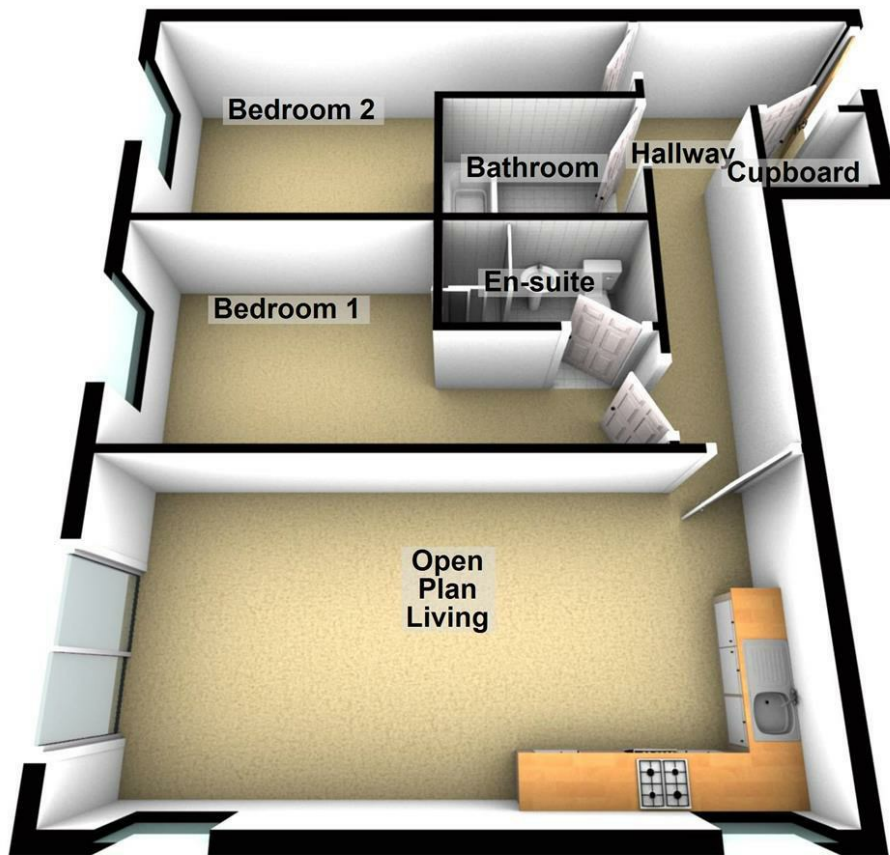
Leasehold

125 years from 16 November 2006



Floor Plan

Ground Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	80
(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	