



## **Room 1, 104 Sidney Grove, Newcastle Upon Tyne, NE4 5PE**

**£700 Per Month**

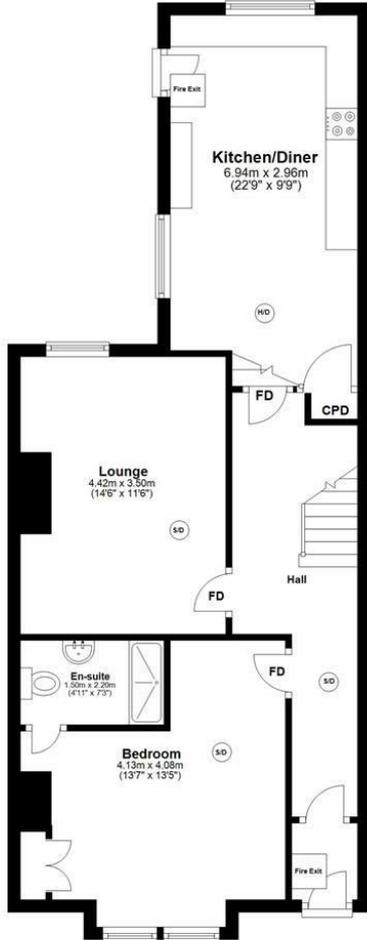
Available Now | £700 per month inclusive of all bills | Hive Estates presents to the market a brand new refurbished professional house share. The property has undergone an extensive refurbishment to offer tenants a beautiful and modern home to rent. There are six double bedrooms which all benefit from stylish ensuite bathrooms. There are a range of bedroom sizes, however each room comes with a brand new double bed with a new mattress, wardrobe or rail and bedside tables. The living space has been created into a comfortable space to relax in with a corner sofa and wall mounted TV. The kitchen is modern throughout and has plenty of cupboard/storage space for all tenants use, there are brand new built in appliances included. There is also a dining set for those looking to share meals together. Externally there is a private rear yard and there is free on street parking.



# Floor Plan

## Ground Floor

Approx. 46.7 sq. metres (503.0 sq. feet)



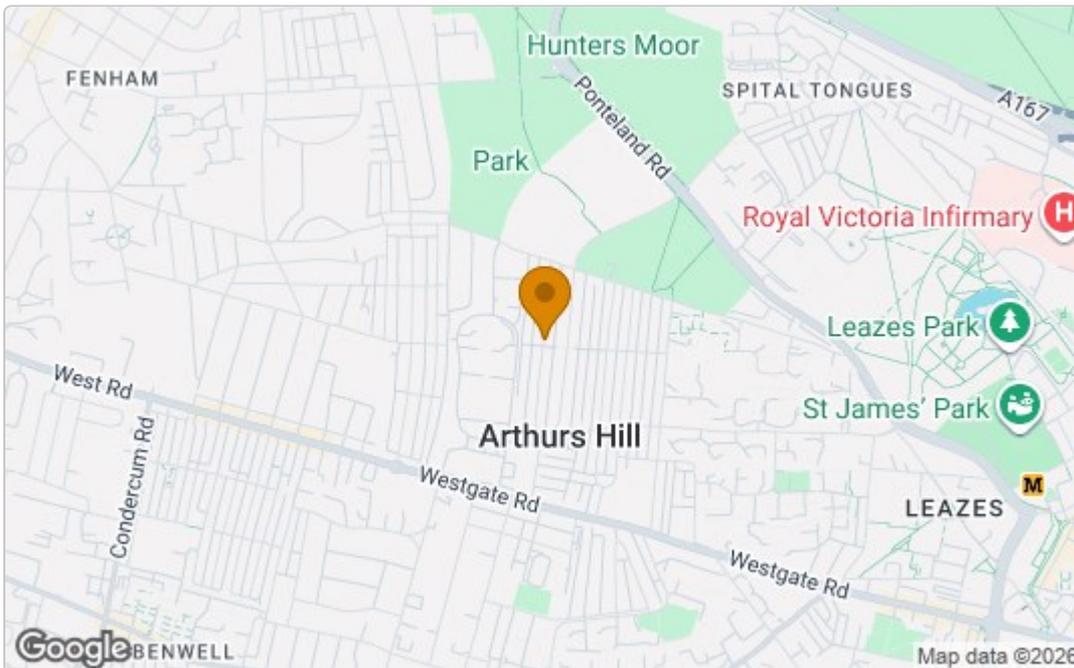
## First Floor

Approx. 49.8 sq. metres (535.8 sq. feet)



Total area: approx. 96.5 sq. metres (1038.8 sq. feet)  
**104 Sidney Grove**

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

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.