



Trading Places

Coastal and Country Property Specialists



46 Bavington Drive Fenham, Newcastle Upon Tyne, NE5 2HS

Trading Places are delighted to welcome to the market, for sale, this lovely first floor flat situated in the heart of Fenham, one of Newcastle's most well connected and established residential areas.

Fenham is ideally located just west of Newcastle city centre and offers a wide range of local shops, supermarkets, schools and recreational facilities, along with excellent road and public transport links.

The property briefly comprises of entrance with stairs to first floor landing, a spacious lounge open to the dining room, fitted kitchen, two well-proportioned bedrooms and a bathroom. Externally, there is a garden to the rear.

Ideal for first time buyers or investors, early viewing is recommended. Please call our branch on 0191 251 1189 to book your viewing today. Council Tax Band A. EPC Rating C. Leasehold.

Offers Over £90,000

46 Bavington Drive

Fenham, Newcastle Upon Tyne, NE5 2HS



- Two Bedroom First Floor Flat
- Garden to the Rear
- EPC Rating C
- Spacious Lounge & Dining Room
- Excellent Road & Public Transport Links
- Leasehold
- Fitted Kitchen
- Ideal for First Time Buyers or Investors
- Council Tax Band A

Entrance

years from 31 May 1991, the hard

copy lease has been lost.

Prospective purchasers are advised to seek independent legal advice prior to submitting an offer.

First Floor Landing

Living Room

Dining Room

Kitchen

Bedroom One

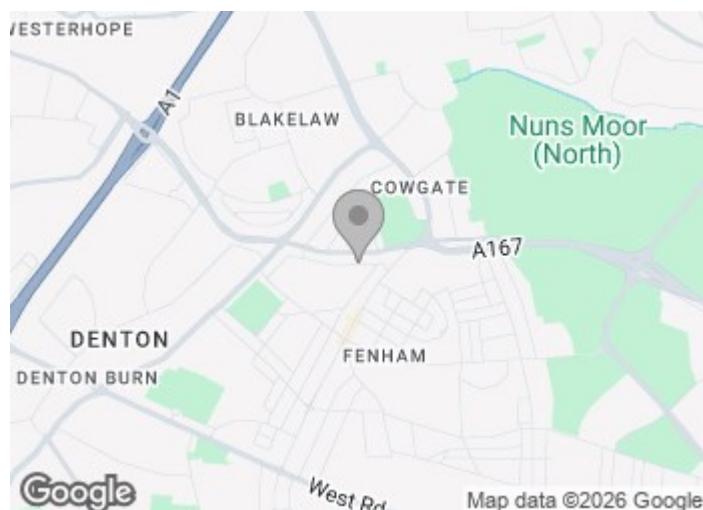
Bedroom Two

Bathroom

External

Lease Details

Please note: Although the Land Registry shows a registered lease for this property with a term of 999



Directions



Floor Plan

FIRST FLOOR 815 sq.ft. (75.7 sq.m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	70	74
(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		

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