

Two Ball Lonnen, Fenham, Newcastle upon Tyne NE4 9RU

Auction Guide Price: £115,000

For sale by auction is this semi detached house located in Fenham, offered with vacant possession. The accommodation to the ground floor briefly comprises of entrance hallway, lounge, kitchen, bathroom and separate WC. To the first floor is a landing and three bedrooms. Externally, there are gardens to the front, side and rear, and a driveway.

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: C

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Semi Detached House

Vacant Possession

Three Bedrooms

Ground Floor Bathroom & WC

Gardens to Front, Side & Rear

Driveway

For any more information regarding the property please contact us today

Room Descriptions

Entrance Hallway
Double glazed window to the side. Stairs to the first floor landing.

Lounge 15' 3" x 10' 6" max (4.64m x 3.20m)
Double glazed window and bow window to the front. Radiator.

Kitchen 13' 10" x 8' 4" (4.21m x 2.54m)
Double glazed window to the rear. Gas cooker point. Sink/drainer. Plumbed for washing machine. Door to the rear. Radiator.

Bathroom 6' 7" x 4' 3" (2.01m x 1.29m)
Frosted double glazed window to the side. Shower cubicle. Pedestal wash hand basin. Radiator.

WC
Frosted double glazed window to the rear. Low level WC.

First Floor Landing
Double glazed window to the rear. Loft access. Radiator.

Bedroom One 12' 4" x 10' 6" (3.76m x 3.20m)
Double glazed window to the front. Radiator.

Bedroom Two 12' 5" x 7' 11" (3.78m x 2.41m)
Double glazed window to the rear. Radiator.

Bedroom Three 10' 8" x 7' 4" (3.25m x 2.23m)
Double glazed windows to the front and side. Radiator. Storage cupboard.

External
Gardens to the front, side and rear. Driveway.

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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 no accessibility adaptations.

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
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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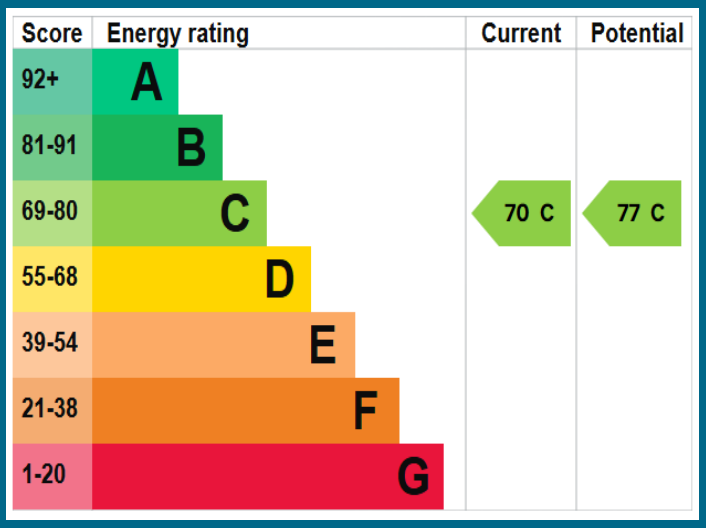


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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some 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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