



**23 Bath Road, Newcastle, ST5 6QX**

**£800 Per Calendar Month**

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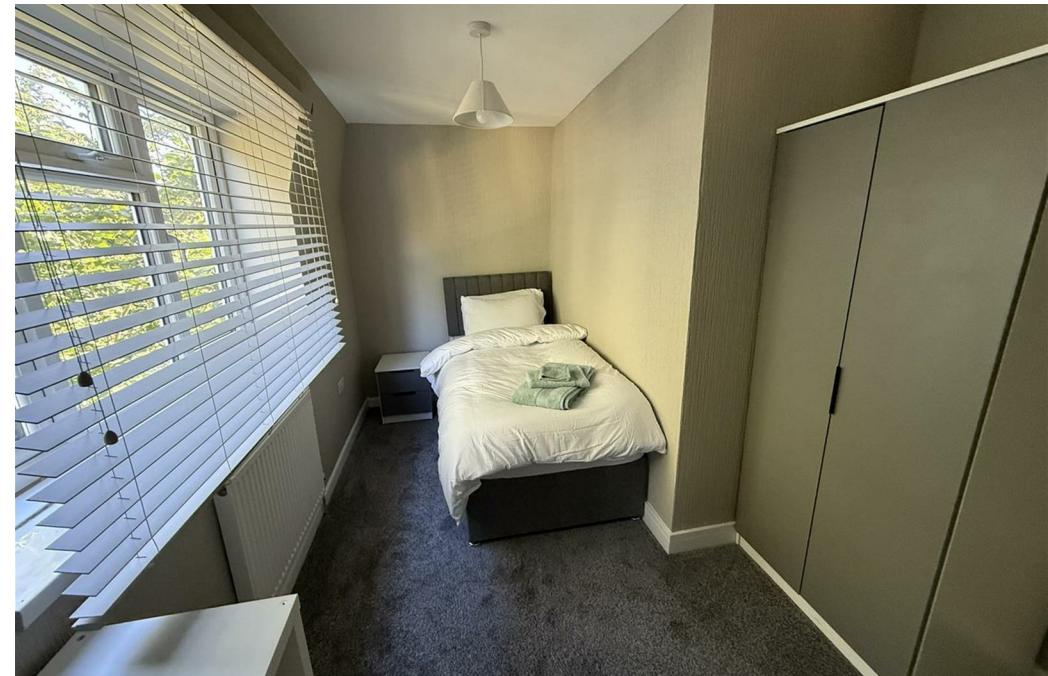
This charming semi-detached house offers a perfect blend of comfort and modern living, the property boasts four well-appointed bedrooms with its own ensuites, making it an ideal choice for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that serves as a versatile area for relaxation and entertaining. The layout of the home is thoughtfully designed, ensuring that each room flows seamlessly into the next, creating a warm and inviting atmosphere.

The property features four bathrooms, providing ample facilities for both residents and guests. This is particularly advantageous for busy households, ensuring convenience and privacy for everyone.



Council Tax Band:



**Hallway**

Stairs to the first floor, composite door to the front elevation, cupboard housing meters.

**Bedroom**

UPVC double glazed window to the front elevation, radiator.

**Ensuite**

Lower level WC with sink above, ladder radiator, shower cubicle with Triton electric shower over.

**Kitchen/Dining Room/Living Room**

UPVC double glazed window to the rear elevation, space for freestanding fridge/freezer, Lamona electric cooker, four ring hob, units to the base and eye level, chrome sink unit with mixer tap over, plumbing for washing machine.  
Dining Room: UPVC double glazed window to the side, UPVC double glazed door to the rear elevation, radiator.

**Bedroom**

UPVC double glazed window to the front elevation, radiator.

**Separate WC**

Lower level WC with sink above.

**Separate Shower**

Shower cubicle with Triton electric shower fitment.

**Landing**

Loft access.

**Bedroom**

UPVC double glazed window to the front elevation, radiator.

**Ensuite**

Lower level WC with sink above, chrome heated ladder radiator, shower cubicle with chrome fitment.

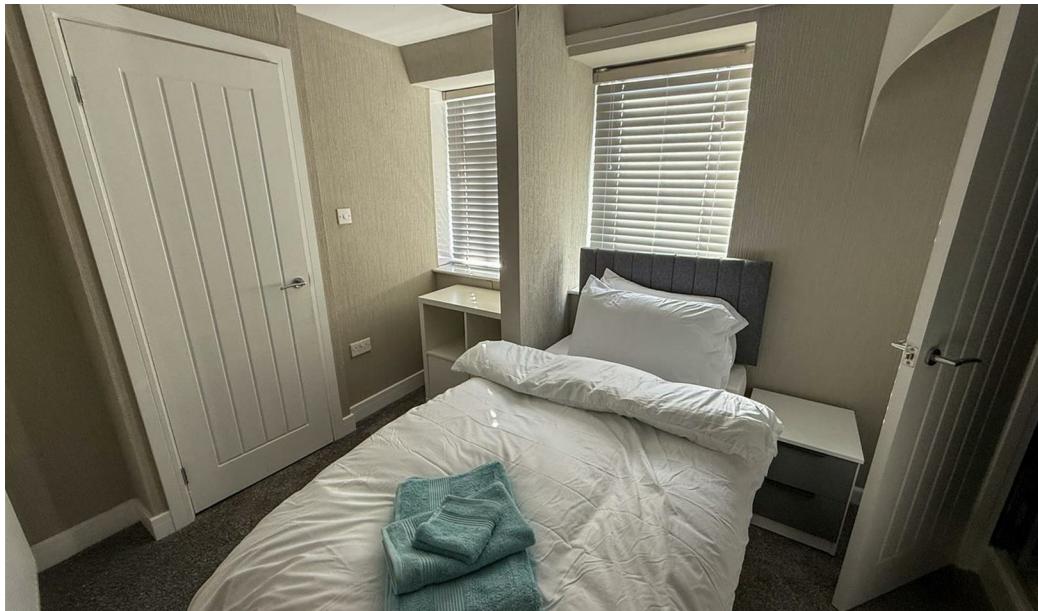
**Bedroom**

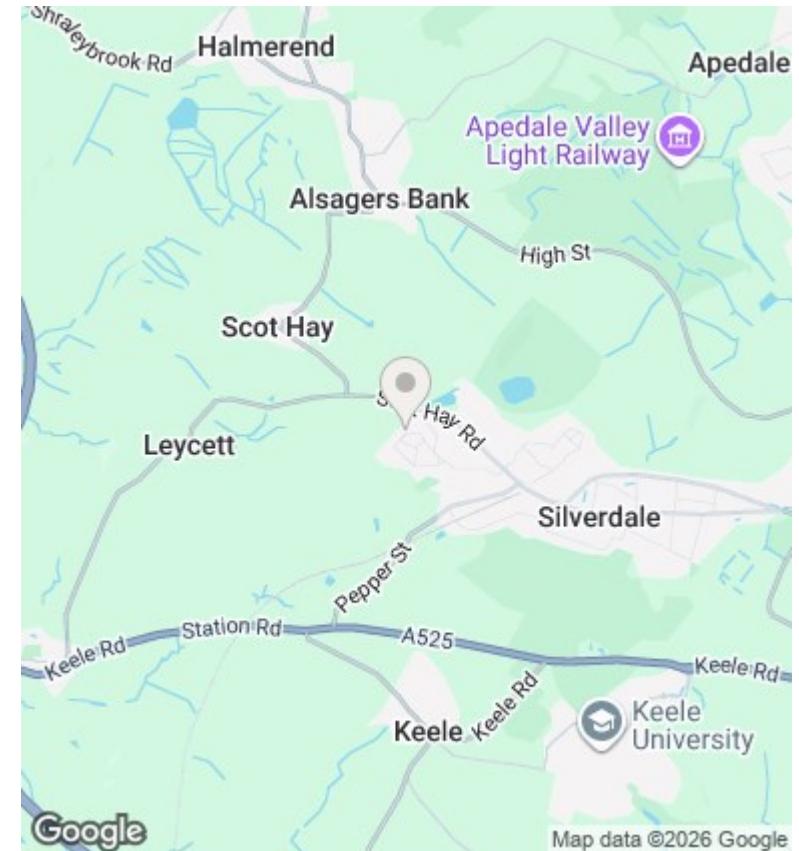
UPVC double glazed window to the rear elevation, radiator.

**Ensuite**

UPVC double glazed window to the rear elevation, lower level WC with sink above, ladder radiator, shower cubicle with chrome fitment.







## Directions

### Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

### Council Tax Band

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