



295 Victoria Road East, Hebburn, Tyne & Wear, NE31 1YF

£595 PCM



Key features

- ONE BEDROOM FLAT
- NEUTRAL DECOR
- MODERN FITTED KITCHEN
- WELL PRESENTED BATHROOM
- UPVC DOUBLE GLAZING
- REAR YARD
- GREAT LOCAL TRANSPORT LINKS
- CLOSE TO JARROW METRO STATION
- AVAILABLE NOW
- EARLY VIEWING IS ADVISED



Description

A lovely one bedroom ground floor apartment in Hebburn, Gateshead. The property is offered on an unfurnished basis and is available this October for move in. The property benefits from gas central heating and UPVC double glazing throughout. The property comprises of an entrance hall, lounge with neutral decor, a modern fitted kitchen with utility leading through to rear yard. The bedroom is spacious with neutral decor and grey carpets and the bathroom is modern and well presented. Close to Jarrow metro station with great transport links, early viewing is recommended.

ENTRANCE HALL

The entrance hall has grey carpets and white painted walls, doors leading through to the lounge and bedroom. There is a central heating radiator to wall.

LOUNGE

12'9 x 12'7

The lounge has modern decor with grey carpets, white painted walls with a feature grey wall with white painted fireplace. There is a white UPVC double glazed window with Venetian blinds allowing for lots of natural light and a central heating radiator to wall.

KITCHEN

8'2 x 6'4

The kitchen is well presented with white high gloss wall and floor units, with marble effect countertops and white metro tiles to walls. The flooring is beige and grey tile effect laminate. There is a white UPVC double glazed window above the chrome sink with mixer tap and a small central heating radiator to wall. There is a gas white oven with four ring gas hob above and a white UPVC back door leading through to the rear yard.

UTILITY

The utility room has white painted walls, grey and beige tile effect laminate to flooring and a wooden shelf for storage.

BEDROOM

15'9 x 14'6

The bedroom appears light and airy with UPVC white double glazed bay window in white painted wooden surround. There are Venetian blinds to all windows. With white painted walls with a feature wallpaper wall in grey pattern effect and grey carpets, it is decorated in a neutral and modern manner. There is a central heating radiator to wall.







BATHROOM

9'2 x 8'8

The bathroom is modern with grey wood effect lino flooring, grey and white PVC cladding to walls and a large white UPVC window with Venetian blinds. The bathroom comprises of a white low level toilet with chrome push button flush, sink with chrome mixer tap and white high gloss cupboard built in underneath and a bath with white panels and a chrome shower above. There is a glass shower screen above and a central heating radiator to wall.

EXTERNAL

The rear yard is clear and tidy, with brown fence surrounding and gate.

DISCLAIMER - LETTINGS

WE REQUIRE

One months rent in advance = £595.00

One months rent as a damage deposit = £595.00

To hold this property from other viewings while references are carried out we require one weeks rent as a holding deposit.

The particulars on these properties are set out as a general guidance for intended for tenants contracts The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the particulars. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

212 High Street
Gateshead
Tyne And Wear
NE8 1AQ
0191 500 8 500
info@carouselestateagents.com
<https://www.carouselestateagents.com>

