



 **Jan Forster**

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Old Campus Close | | Newcastle Upon Tyne | NE7 7QB

Price £280,000



 Jan Forster



- Popular Location
- Three Bedrooms
- Ground Floor WC
- Off Street Parking
- Freehold
- Semi Detached House
- Two Bathrooms
- Single Garage
- Front & Rear Garden
- Call For more Information



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Jan Forster Estates are delighted to welcome to the market this semi-detached family home positioned on the highly sought after cul-de-sac of Old Campus Close, High Heaton.

The property is close to a wealth of local amenities with great transport links including the Coast Road, Central Motorway, and the A1 as well as being a short distance from Paddy Freemans Park, Jesmond Dene and The Freeman Hospital.

Briefly comprising to the ground floor:- entrance hallway with storage cupboard, bright and airy lounge, ground floor WC, and a modern integrated kitchen/diner with fitted wall and floor units and pantry/storage cupboard. Off the landing to the first floor, there are three good-sized bedrooms; bedroom one with an en-suite shower room and built-in wardrobes, and there is also a three piece family bathroom WC.

Externally, there is a driveway to the side providing off-street parking for multiple vehicles leading to the detached garage with a small garden to the front. To the rear, there is lawned garden with a patio area; an ideal space for entertaining during those long summer nights.

For more information and to book a viewing, please call our team on 0191 236 2070.

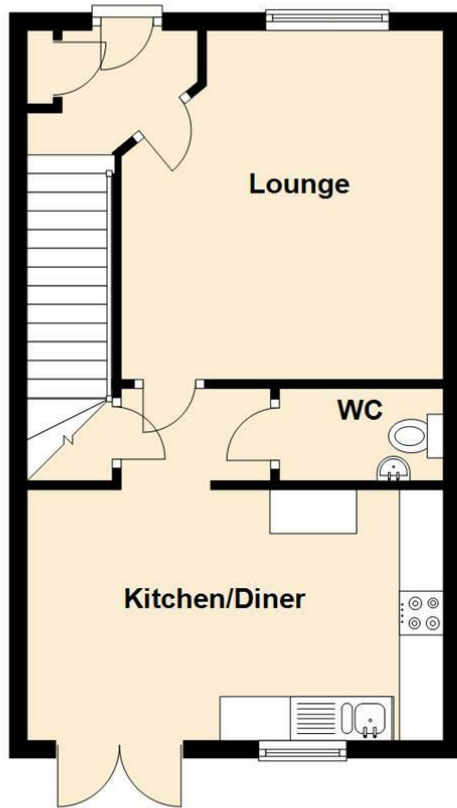
#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

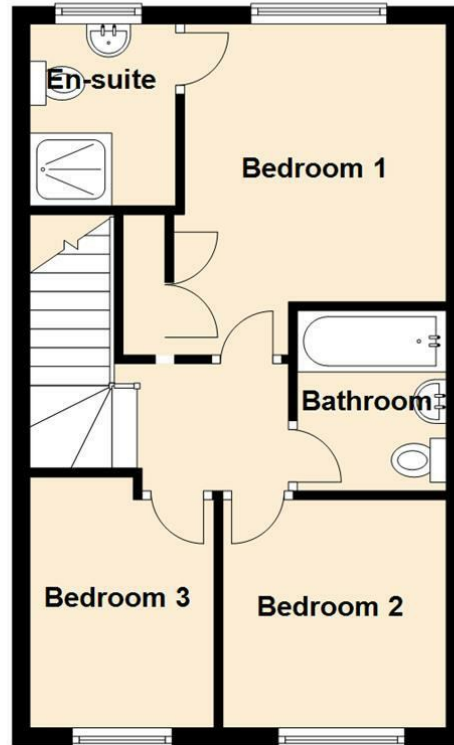
Council Tax Band: A



Ground Floor



First Floor



Lounge 13'11" x 12'1" (4.25 x 3.70)

Kitchen Diner 13'1" x 15'5" (4.00 x 4.72)


Bedroom One 11'2" x 12'2" (3.42 x 3.71)

Bedroom Two 10'9" x 8'7" (3.30 x 2.64)

Bedroom Three 10'9" x 6'7" (3.30 x 2.02)

## The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



[www.janforsterestates.com](http://www.janforsterestates.com)

Contact Us: 0191 236 2070

