

# BRUNTON

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## RESIDENTIAL



**VELVILLE COURT, NEWCASTLE UPON TYNE, NE3**

**Offers Over £170,000**

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FFYS  
Lecos Dermal Kennedy  
Chicken +92  
Cottage Pie  
FFYS  
Korma  
Chicken Dimer

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Welcomed to the market is this 3-bed, terraced property, located in a pedestrianised section of Velville Court in Kingston Park.

The property benefits from a private setting, with both the front and rear gardens not being overlooked. Briefly comprising an open plan ground floor, with living room, dining room and kitchen all accessible. The first floor comprises three bedrooms and the family bathroom. Gardens to the front and rear and a garage en-bloc complete the property.

Velville Court is a quiet residential cul-de-sac situated within the popular Kingston Park area of Newcastle upon Tyne. Ideally positioned for families and professionals alike, the location offers excellent access to local shops, well-regarded schools, public transport links, including the Metro, and convenient road connections to Newcastle City Centre and the A1. Nearby green spaces and leisure facilities further add to the area's appeal.

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The ground floor accommodation comprises an open plan living room, diner and kitchen, with stairs to the first floor located in the living room, French doors in the dining area to the rear garden and a range of wall and base units with integrated appliances in the kitchen. The space benefits from plenty of natural light, with the living room featuring a bow window, a window in the kitchen, and French doors in the dining area.

On the first floor, you have a family bathroom featuring a bath with a shower over, a pedestal sink and a WC. Bedroom one is a double room located on the front aspect and benefits from a built-in storage cupboard. Bedroom two is another double, located on the rear aspect, and also benefits from a built-in storage cupboard. Bedroom three finishes the internal accommodation, and is a single room located on the front aspect.

Externally, the property benefits from an open garden to the front, mainly laid to lawn, an enclosed secure garden to the rear, which is mostly paved, and features bedding plants around the border, and a gravelled section for potted plants. There is a garage en bloc located a short walk from the property.



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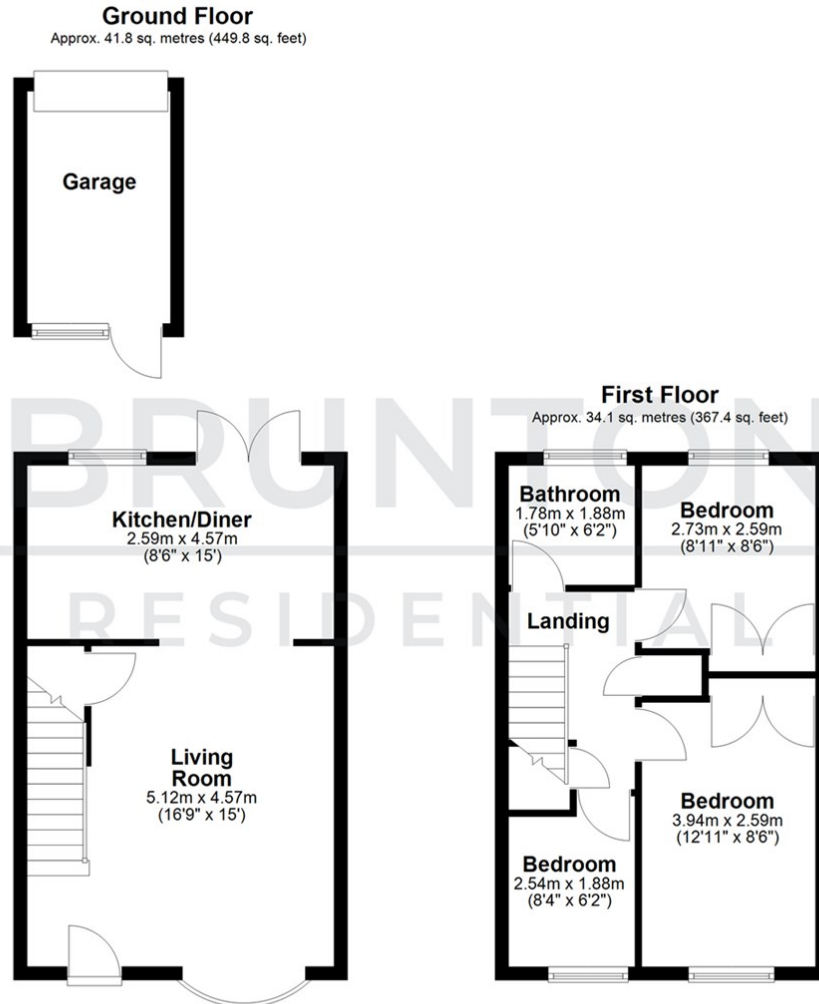
## RESIDENTIAL

TENURE : Freehold

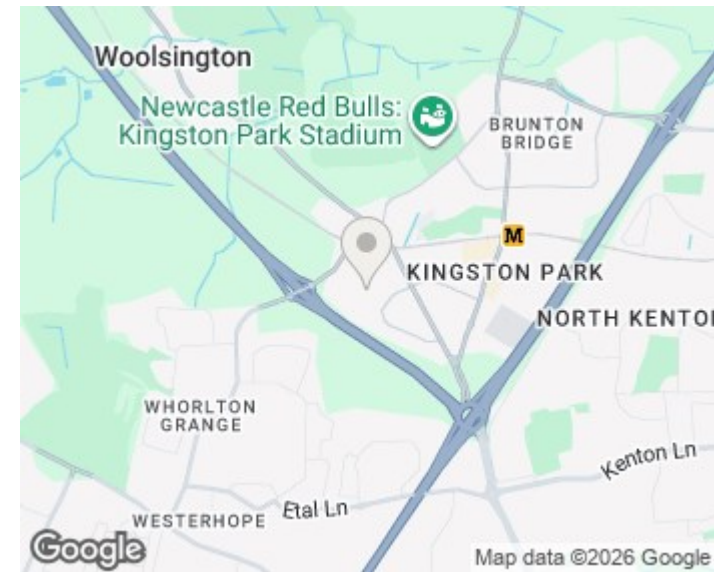
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : C



Total area: approx. 75.9 sq. metres (817.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</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>			
Not energy efficient - higher running costs			
		<b>69</b>	
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			