



Kingfisher Place | Ouseburn | NE6 1LT

**£340,000**

We welcome to the market this three bedroom duplex is for sale in Newcastle upon Tyne, offering neutrally decorated accommodation arranged over two levels. Inside, you'll find an open-plan lounge dining kitchen that provides a flexible living and dining space, with direct access to a garden – ideal for enjoying some outdoor space at home.

**RMS** | Rook  
Matthews  
Sayer



x3



x1



x2

**Three Bedroom Duplex**

**Close to Local Ouseburn Amenities**

**Garden**

**Leasehold – 150 years from 1  
January 2014**

**Open Plan Lounge/Dining/Kitchen**

**Service Charges - £1,026 per  
annum**

**Bathroom WC Plus Ensuite  
Shower Room WC**

**EPC Rating B / Council Tax Band C**

**For any more information regarding the property please contact us today**

**VESTIBULE:** Double glazed entrance door.

**LOUNGE/DINING ROOM:** (open with kitchen): 28'0 x 17'0, (8.53m longest point x 5.17m longest point), double glazed window to front and rear, double glazed French door to rear, with 2 double radiators.

**KITCHEN:** (open with lounge/dining room): Fitted with a range of wall and base cupboards, 1 ½ bowl sink unit, built in electric oven, built in gas hob, and extractor hood.

**BEDROOM ONE:** 12'8 x 11'4, (3.85m x 3.46m), 2 double glazed windows to front, with a double radiator.

**EN SUITE SHOWER ROOM:** 6'9 x 5'4, (2.05m x 1.62m), white 3 piece suite comprising a wash hand basin, step in shower cubicle with mains shower and low level w.c, tiled around shower, heated towel rail, and extractor fan.

**BEDROOM TWO:** 14'0 x 8'10, (4.26m x 2.70m), 2 double glazed windows to rear, with a double radiator.

**BEDROOM THREE:** 7'10 x 8'1, (2.38m x 2.46m), double glazed window, with a double radiator.

**BATHROOM/W.C:** (first floor): 8'4 x 6'10, (2.55m x 2.09m), white 3 piece suite comprising a paneled bath, mains shower, wash hand basin and low level w.c, with a heated towel rail and extractor fan.

**SEPARATE W.C:** (ground floor): Low level w.c and wash hand basin, set in vanity unit, with a single radiator and a double glazed frosted window to rear.

**REAR GARDEN:** Decking and fenced boundaries.

**T: 0191 281 6700**

[jesmond@rmsestateagents.co.uk](mailto:jesmond@rmsestateagents.co.uk)

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## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On Street Permit

## 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.

## TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 150 years from 1 January 2014

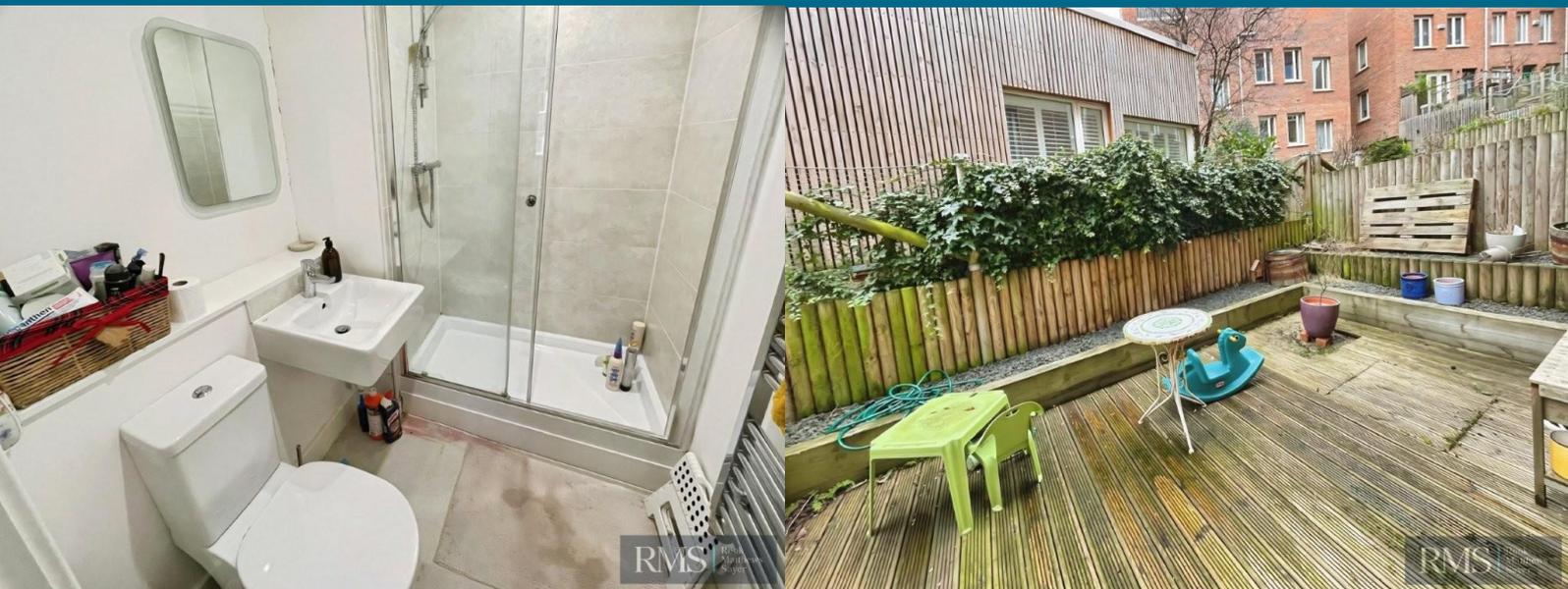
Ground Rent: N/A

Service Charge: £1,026 per annum

## COUNCIL TAX BAND: C

## EPC RATING: B

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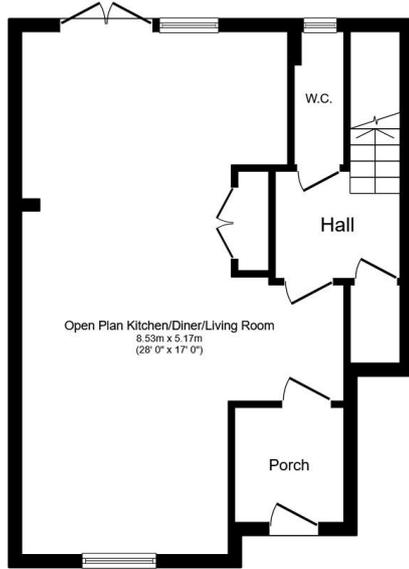


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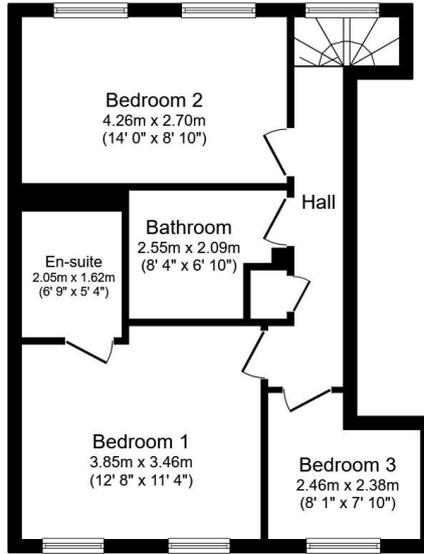
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**Ground Floor**  
Floor area 47.5 sq.m. (512 sq.ft.)



**First Floor**  
Floor area 46.6 sq.m. (502 sq.ft.)

**Total floor area: 94.1 sq.m. (1,013 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.



**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.

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