



## Clavering Road, Blaydon, Tyne and Wear, NE21 5HH

**\*\*\*AVAILABLE NOW\*\*\*** A surprisingly spacious two bedroom first floor flat in Blaydon. The property comprises of entrance hall with stairs to first floor, lounge with dual aspect windows, two bedrooms, kitchen/diner and a modern bathroom W/C. Ideally located a short distance from local amenities and transport links in Winlaton and Blaydon. Parking is available on street. Viewing recommended. EPC rating D.



**\*\*\*AVAILABLE NOW\*\*\***

**First Floor Flat**

**Two Bedrooms**

**Holding Deposit £138**

**Security Deposit £600**

**EPC Rating D**

**£600.00 per month**

**Lounge** 13' 0" x 12' 5" (3.95m x 3.78m) max

**Bedroom 1** 13' 1" x 12' 8" (3.99m x 3.86m)

**Bedroom 2** 9' 4" x 6' 8" (2.85m x 2.02m)

**Kitchen** 12' 10" x 11' 9" (3.91m x 3.59m)

Fitted with a range of wall and base units, integrated oven/hob. Space for dining table and freestanding appliances.

**Bathroom** 8' 0" x 6' 4" (2.45m x 1.93m)

P Shaped bath with shower over, wash basin, W/C.

### Externally

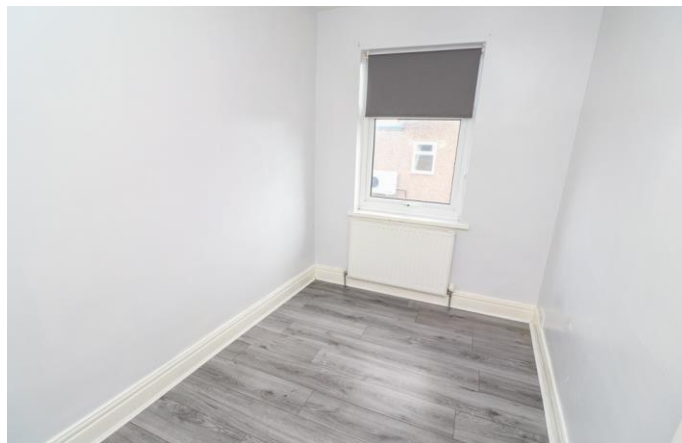
Parking available on street.

### Holding Deposit

Equivalent to 1 weeks rent. This holding deposit secures the property for you while we conduct your reference checks and goes towards your first months rent prior to move in. It is not an additional fee.

### Additional Information

EPC Rating D. Council Tax Band A. Security deposit/bond equivalent to 1 months' rent (£600) plus 1 months' rent payable up front.

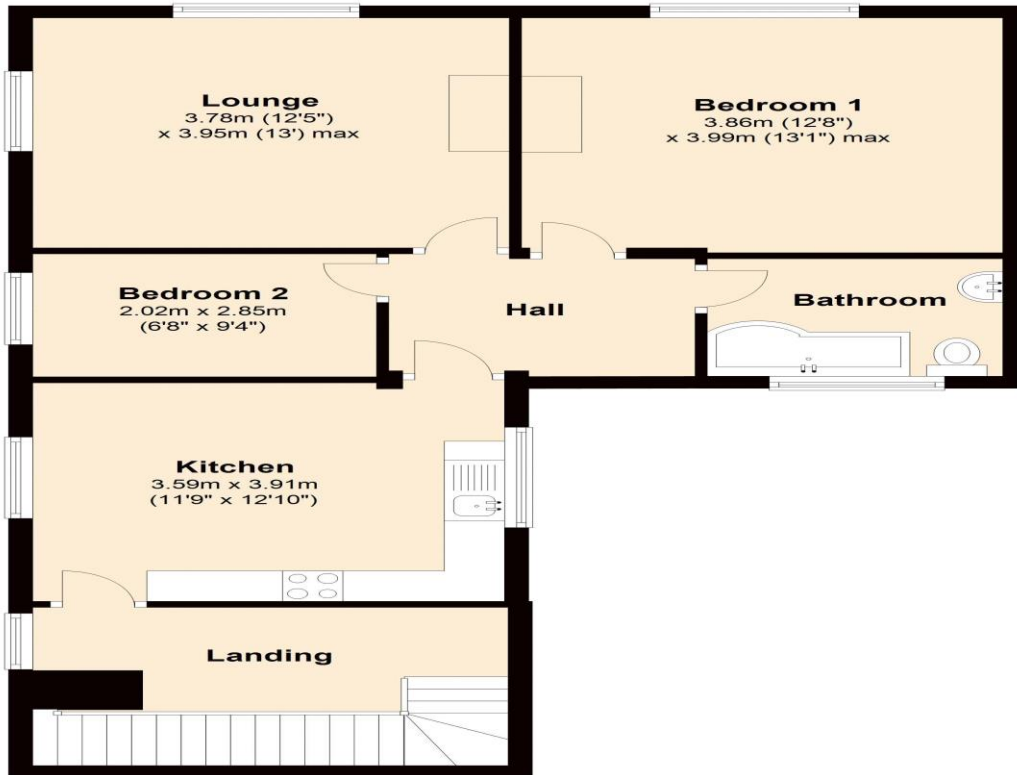


### EPC Graph (full EPC available on request)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

# Floorplan

## First Floor



For more information please call **0191 414 1200** or email [info@livinglocalhomes.co.uk](mailto:info@livinglocalhomes.co.uk)

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