



 **Jan Forster**

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Ovingham Gardens | Wideopen | Newcastle Upon Tyne | NE13 6JT  
Price £225,000



- Popular Location

- Two Bedrooms

- Off Street Parking

- Freehold

- Viewing Recommended



- Semi Detached Bungalow

- No Onward Chain

- Attached Garage

- Close To Amenities

- Call For More Information





Jan Forster Estates are delighted to welcome to the market this nicely presented two-bedroom semi-detached bungalow. Situated in a pleasant cul-de-sac, the property is offered for sale with the benefit of no upper chain.

Ovingham Gardens is a highly sought-after address in the heart of the ever-popular Woodlands Park, North of Gosforth. The bungalow enjoys close proximity to a range of local amenities, including shops, schools, and parks, while further facilities in Gosforth and Newcastle city centre are easily reached via regular bus services and convenient access to the A1 motorway.

The accommodation briefly comprises an entrance porch, a well-proportioned kitchen, and a spacious lounge featuring an attractive bay window. The bathroom/WC serves two bedrooms, with the main bedroom benefiting from built-in wardrobes and the second bedroom offering patio door access to the rear garden.

Externally, the property features a neat front garden and a double driveway leading to an attached garage. To the rear, a beautifully maintained garden provides a charming setting with a patio, lawn, and well-stocked borders - an ideal space for relaxation or alfresco dining during the warmer months.

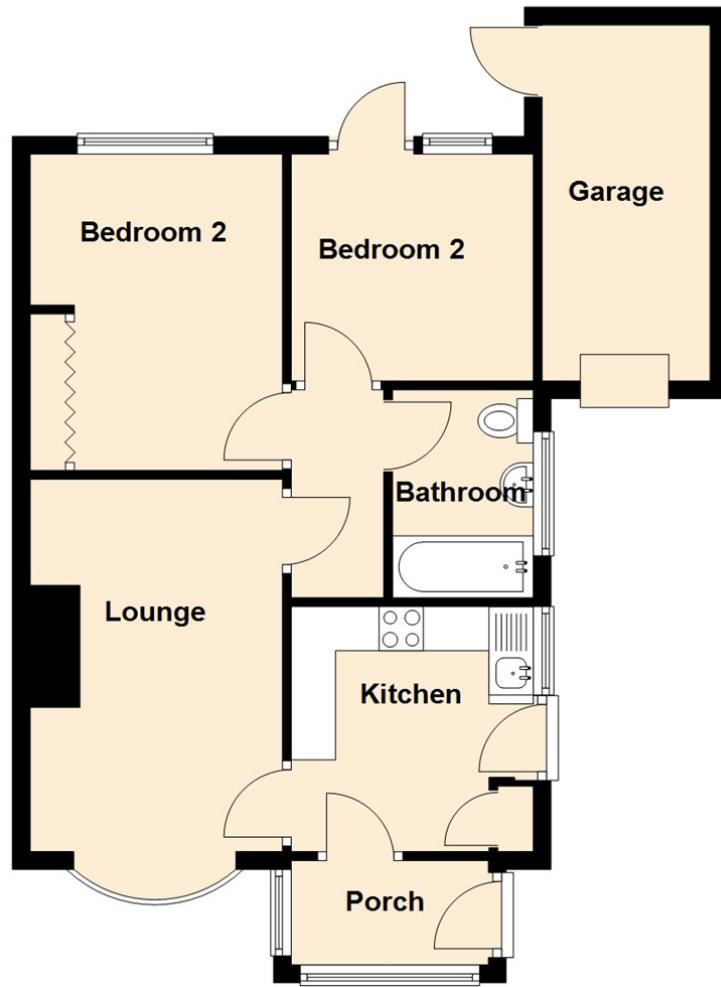
We anticipate a high level of interest in this delightful property. Early viewing is advised. For further details and to arrange a viewing, please contact our Gosforth office on 0191 236 2070.

#### Tenure

The agent understands the property to be freehold, although this should be verified by a licensed legal representative.

Council Tax Band: B

## Ground Floor



Lounge 14'10" x 11'11" (4.54 x 3.64)

Kitchen 11'5" x 9'2" (3.50 x 2.81)

Bedroom One 11'10" x 13'0" (3.63 x 3.97)

Bedroom Two 9'3" x 9'11" (2.82 x 3.03 )

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## The difference between house and home

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Contact Us: 0191 236 2070

