next2buy property retailers make the next step easy









21 James Terrace

, Wallsend, NE28 6RU

** TWO BEDROOM FIRST FLOOR FLAT ** IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT **

** CURRENTLY TENANTED @ £500 PCM CAN BE SOLD WITH OR WITHOUT TENNANT **

** PRIVATE SOUTH FACING GARDEN ** CLOSE TO SHOPS, BUS SERVICES & METRO STATION **

** COUNCIL TAX BAND A ** 999 YEAR LEASE FROM 13/05/1876 ** ENERGY RATING D **

Price £75,000

2 1 1 D

- Two Bedroom First Floor Flat
- Nearby Metro Station
- Lease 999 Years From 1876
- Can Be Sold With Or Without Tenant
- South Facing Garden To Front
- Council Tax Band A
- Close To Shops Schools & Bus Services
- Chain Free
- Energy Rating D

Entrance

Upvc entrance door, stairs to the first floor accommodation.

Landing

Access to rear staircase leading to a small outside area.

Lounge

13'5" x 13'5" (4.09 x 4.10)
Double glazed window, wall mounted gas fire, laminate flooring, radiator.

Kitchen

13'4" x 11'11" (4.07 x 3.65)
Fitted with wall and base units with work surfaces over and sink unit, integrated oven and hob with extractor hood over, double glazed windows and radiator.

Bedroom 1

14'10" x 13'5" (4.53 x 4.11)
Double glazed bay window, laminate flooring, radiator.

Bedroom 2

11'5" x 10'11" (3.49 x 3.33)
Double glazed window, laminae flooring, radiator.

Bathroom

6'9" x 5'11" (2.06 x 1.82)
Comprising, bath, WC and wash hand basin, double glazed window, part tiled walls, radiator.

External

Externally there is a south facing garden to the front and a small yard to the rear.

Lease

The property has a 999 year lease dated from 12/05/1876 with around 849 years remaining.

Material Information

BROADBAND AND MOBILE:
At the time of marketing we believe this information is correct, for further information please visit https://checker.ofcom.org.uk

EE-Good outdoor, variable in-home
O2-Good outdoor and in-home
Three-UK-Good outdoor
Vodafone-Good outdoor and in-home

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

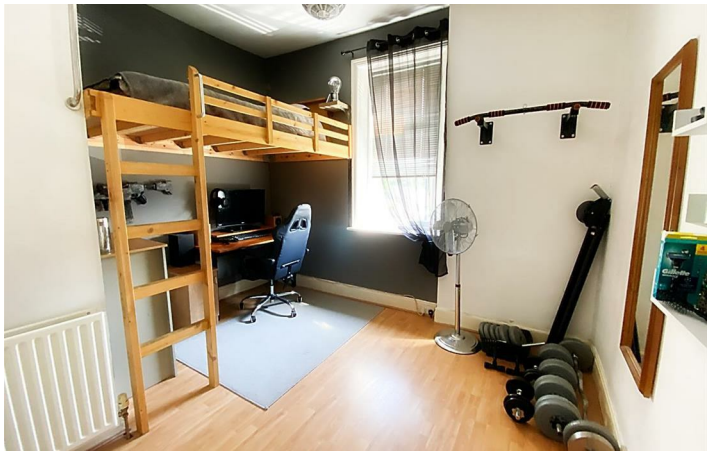
FLOOD RISK:
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

CONSTRUCTION:
Traditional
This information must be confirmed via your surveyor and legal representative.







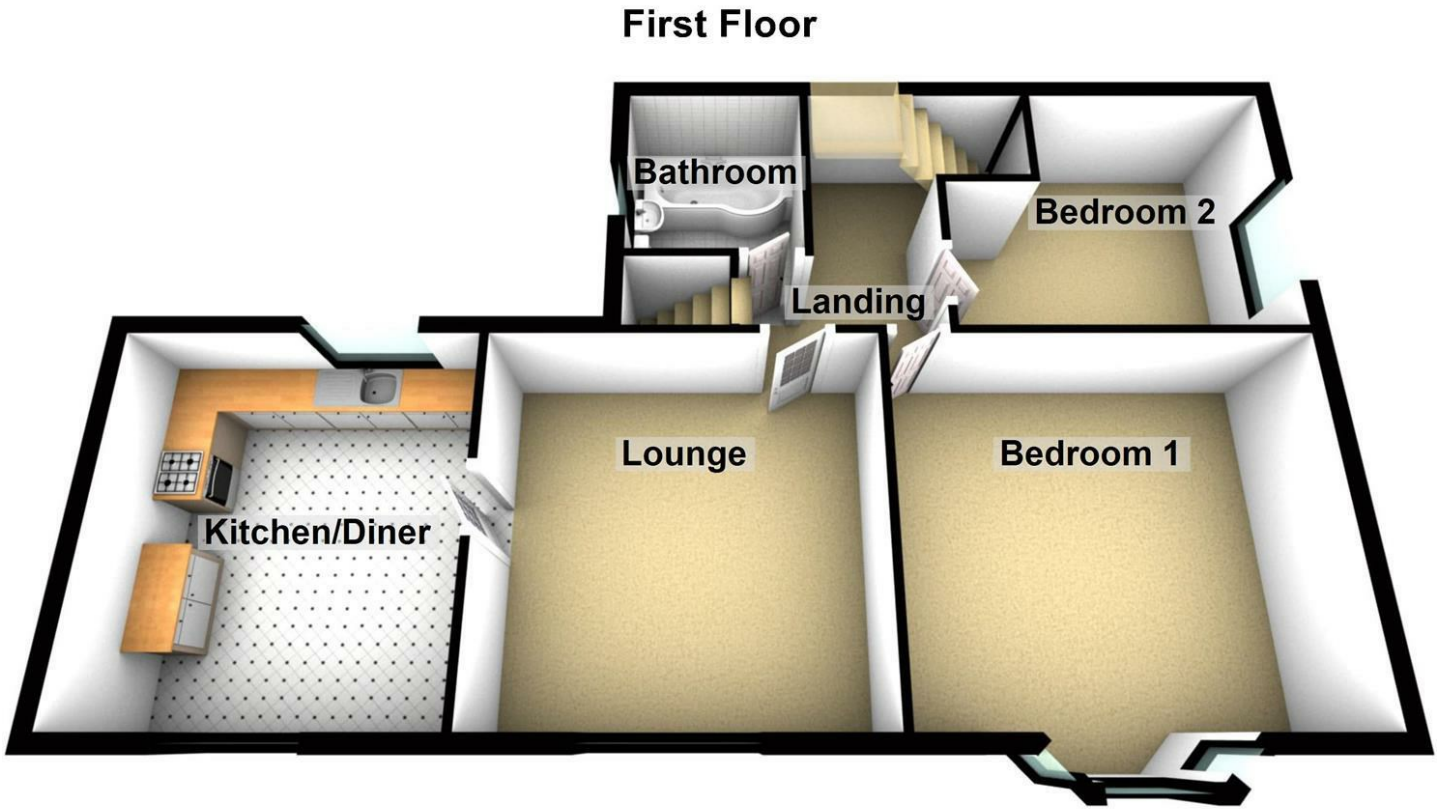




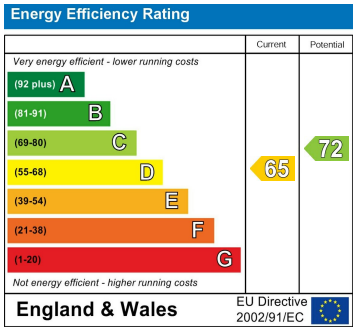

JAMES TCE


MAHOGANY
JAMES TCE

Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



136 - 138 Station Road, Wallsend, Tyne & Wear, NE28 8QT
Tel: 0191 295 3322 Email: info@next2buy.com https://www.next2buy.com