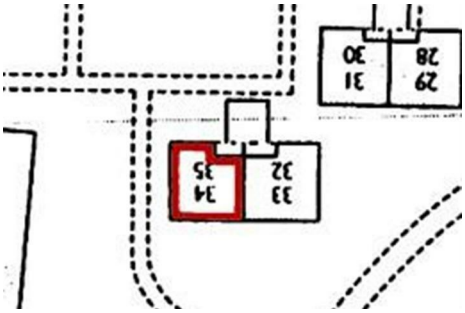
next2buy property retailers make the next step easy



35 Bodmin Close

Battle Hill, Wallsend, NE28 9SG

GREAT FIRST BUY/INVESTMENT OPPORTUNITY • SPACIOUS TWO BEDROOM FIRST FLOOR FLAT •

CLOSE TO LOCAL AMENITIES AND MAJOR ROAD LINKS • COUNCIL TAX BAND A •

AMPLE PARKING CLOSE BY • LEASE 125 years from 1993 • ENERGY RATING C

RENTAL INCOME APPROXIMATEY £725 PCM

Offers Over £70,000

2 1 1 C

- Spacious Two Bedroom First Floor Flat
- Rental Income Approximately £725 PCM
- Energy Rating C
- Close to Local Amenities and Major Road Links
- Communal Garden
- Council Tax Band A
- Great First Buy/Investment
- Parking Close By
- Leasehold 125 Years from 2.8.1993

Entrance Lobby

Entrance door, stairs to first floor landing.

Landing

Two storage cupboards. Access to Bathroom, ounge and Bedrooms.

Lounge

15'3" x 12'7" (4.66 x 3.84)
Double glazed window, fire surround with electric fire, laminate flooring, covign to ceiling, picuture rail and radiator.

Kitchen

11'2" x 6'0" (3.41 x 1.84)
Fitted with a range of wall and base units with work surfaces over, par tiles walls, space for cooker, sink unit, double glazed window, radiator and cupboard housing boiler.

Bedroom 1

15'0" x 9'1" (4.57 x 2.78)
Double glazed window, radiator and picture rail

Bedroom 2

9'2" x 6'11" (2.79 x 2.10)
Double glazed window, radiator, coving to ceiling and cupboard.

Bathroom

9'3" x 6'3" (2.82 x 1.91)
Comprising bath, WC, wash hand basin. Plumbing for washing machine.

External

Externally there is a shared garden.

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

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor and in-home
O2- Good outdoor and in-home
Three Good outdoor and in-home
Vodafone - Good outdoor and in-home

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

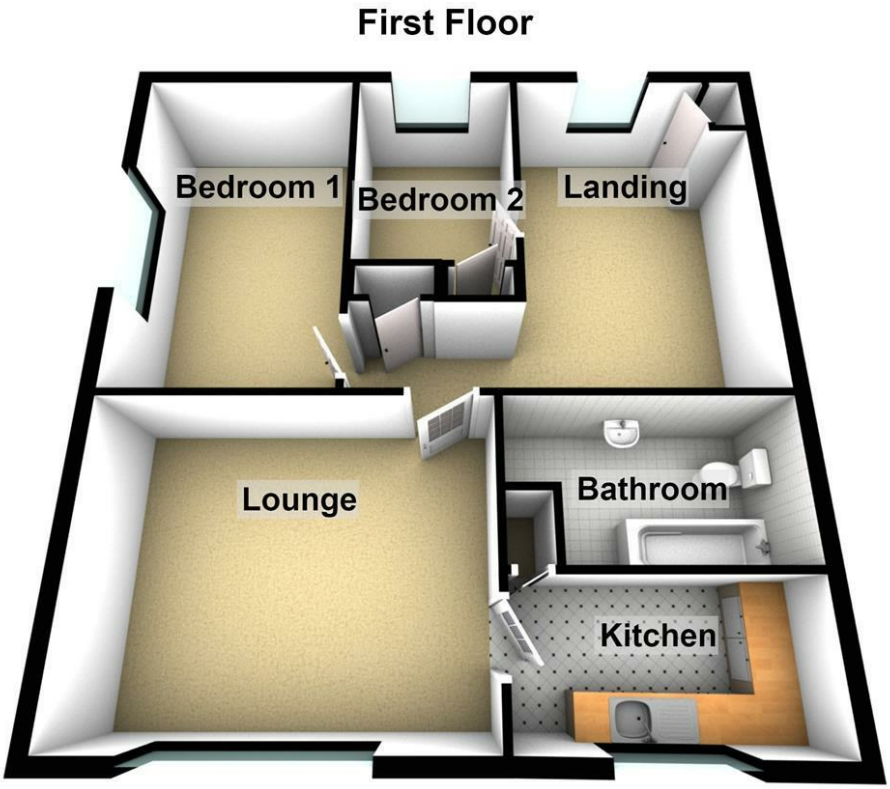
FLOOD RISK:
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

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

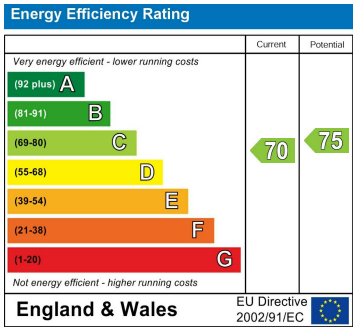
Leasehold

125 Years from 2.8.1993 - North Tyneside Council - We have been advised of the following by the seller Insurance 247.38, Management Fee 92.00 and Ground Rent £10 Per Annum. Thsi information must be confirmed via your conveyancer.

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.



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