

### Abbotsmeade Close

Fenham

- Modern Style End Terraced House
- Two Bedrooms
- Driveway
- Rear Garden
- Close to Amenities

# Offers Over: £110,000





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## Abbotsmeade Close

Fenham

#### ABBOTSMEADE CLOSE, FENHAM, NEWCASTLE UPON TYNE NE5 2EU

#### PROPERTY DESCRIPTION

Offered for sale is this modern style end terraced house located in Fenham. The accommodation to the ground floor briefly comprises of porch, lounge and kitchen. To the first floor is a landing, two bedrooms and bathroom. Externally there is a driveway to the front and garden to the rear. The property benefits from double glazing throughout.

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69. Early viewing is recommended.

Council Tax Band: B

EPC Rating: C

#### PRIMARY SERVICES SUPPLY

Electricity: Mains Sewerage: Mains Broadband: Fibre Parking: Driveway Water: Mains Heating: Gas Mobile Signal Coverage Blackspot: No

#### MINING

It is not known if the property is situated on a coalfield. It is also not known if the property has been directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### TENURF

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: 95 years remaining as at May 2024

No ground rent or service charge.

#### Porch

Lounge 12' 5" x 15' 3" (3.78m x 4.64m)

Double glazed window to the front. Storage cupboard. Radiator.

#### Kitchen 12' 5" x 8' 6" (3.78m x 2.59m)

Double glazed window to the rear. High gloss units. Electric oven. Electric hob. Extractor hood. Sink/drainer. Spotlights. Door to the rear. Radiator.

**First Floor Landing** Loft access (pull down ladder, fully boarded).

Bedroom One 12' 5" x 7' 10" (3.78m x 2.39m) Double glazed window to the rear. Radiator.

Bedroom Two 12' 4" x 9' 5" (3.76m x 2.87m) Double glazed window to the front. Radiator.

#### Bathroom

Panelled bath with shower over. Vanity wash hand basin. Low level WC. Extractor fan. Heated towel rail.

#### External

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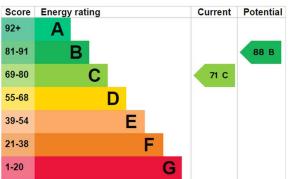
Driveway to the front. Garden to the rear.

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ortant Note: Rook Matthews Saver (RMS) for themselves and for the vendors or lessors of this property

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