

# Ovington Grove Fenham

- First Floor Flat
- Three Bedrooms
- One Reception Room
- Driveway
- Rear Garden

Asking Price: £100,000









#### OVINGTON GROVE, FENHAM, NEWCASTLE UPON TYNE NE5 2QD

#### PROPERTY DESCRIPTION

Available for sale is this first floor flat located in Fenham. The accommodation briefly comprises of entrance with stairs to first floor landing, lounge, kitchen, three 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: A EPC Rating: C

### **PRIMARY SERVICES SUPPLY**

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

#### **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.

### **TENURE**

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: 959 years remaining from August 2024

No ground rent or service charge.

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#### **Entrance**

Stairs leading to first floor landing.

#### **First Floor Landing**

Frosted double glazed window to the side. Loft access.

#### Lounge 13' 9" x 10' 10" (4.19m x 3.30m)

Double glazed window to the rear. Radiator.

#### Kitchen 7' 4" x 15' 4" max (2.23m x 4.67m)

Two double glazed windows to the rear. One and a half bowl sink/drainer. Plumbed for washing machine. Extractor hood. Door to the rear. Radiator.

# Bedroom One 16' 4" into bay x 12' 6" max (4.97m x 3.81m)

Double glazed window to the front. Radiator.

# Bedroom Two 9' 8" x 12' 1" into bay (2.94m x 3.68m)

Double glazed bay window to the front. Radiator.

# Bedroom Three 9' 9" x 9' 10" into wardrobe (2.97m x 2.99m)

Double glazed window to the rear. Fitted wardrobe. Radiator.

#### **Bathroom**

Two frosted double glazed windows to the rear. Low level WC. Corner bath with shower over. Pedestal wash hand basin. Extractor fan. Heated towel rail.

#### **External**

Driveway to the front. Garden to the rear.

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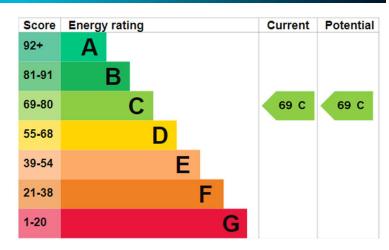












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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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