



## Ovington Grove Fenham

- First Floor Flat
- No Chain
- Two Bedrooms
- Two Reception Rooms
- Rear Garden & Shared Driveway

**Offers Over: £95,000**

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

### PROPERTY DESCRIPTION

Offered for sale with no chain is this first floor flat located in Fenham. The accommodation briefly comprises of entrance with stairs to first floor landing, lounge, dining room, kitchen, two bedrooms, bathroom and separate WC. Externally, there is a shared 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: TBC

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Shared 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 freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

FN00009503/SJP/SP/12082024/V.3



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

### Entrance

Stairs leading to first floor landing.

### First Floor Landing

Frosted double glazed window to the side. Radiator.

### Lounge 17' 5" into bay x 11' 11" max (5.30m x 3.63m)

Double glazed bay window to the front. Two radiators.

### Dining Room 10' 4" x 13' 8" (3.15m x 4.16m)

Double glazed window to the rear. Two storage cupboards.

### Kitchen 19' 0" max x 6' 2" (5.79m x 1.88m)

Frosted double glazed window to the rear. Double glazed window to the rear. Plumbed for washing machine. Sink. Door to the rear. Radiator.

### Bedroom One 10' 2" x 7' 2" plus wardrobe (3.10m x 2.18m)

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

### Bedroom Two 10' 5" x 10' 0" (3.17m x 3.05m)

Double glazed window to the rear. Radiator.

### Bathroom

Frosted double glazed window to the rear. Pedestal wash hand basin. Panelled bath.

### WC

Frosted double glazed window to the rear. Low level WC.

### External

Shared driveway to the front. Rear garden.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**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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