



## Reedsmouth Place Fenham

- Semi Detached House
- No Chain
- Three Bedrooms
- Two Reception Rooms
- Garage & Driveway
- Gardens to Front & Rear

**Auction Guide Price: £145,000**

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SAYER

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## REEDSMOUTH PLACE, FENHAM, NEWCASTLE UPON TYNE NE5 2HQ

### PROPERTY DESCRIPTION

For sale by auction is this semi detached house located in Fenham. The accommodation to the ground floor briefly comprises of hallway, lounge, dining room, kitchen and garage. To the first floor is a landing, three bedrooms, bathroom and separate WC. Externally, there is a driveway, together with gardens to the front and 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: D

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

For Sale by Auction: Thursday 30th January 2025

Option 2

Terms and Conditions apply



Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd

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## REEDSMOUTH PLACE, FENHAM, NEWCASTLE UPON TYNE NE5 2HQ

### Hallway

Frosted double glazed window to the front. Stairs to first floor landing. Radiator.

### Lounge 14' 10" into bay x 10' 4" max (4.52m x 3.15m)

Double glazed bay window to the front. Radiator.

### Dining Room/Kitchen 17' 5" max x 11' 9" (5.30m x 3.58m)

#### Dining Area

French doors to the rear. Radiator. Opens into kitchen.

#### Kitchen Area

Double glazed window to the rear. Electric oven. Gas hob. Extractor hood. Sink/drain. Door to garage.

#### Garage

Plumbed for washing machine. Door to the rear.

#### First Floor Landing

Double glazed window to the front. Loft access.

### Bedroom One 17' 9" x 7' 2" (5.41m x 2.18m)

Dual aspect. Double glazed window to the front and rear. Radiator.

### Bedroom Two 12' 10" into bay x 10' 4" max (3.91m x 3.15m)

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

### Bedroom Three 10' 5" x 10' 3" (3.17m x 3.12m)

Double glazed window to the rear. Radiator.

### Bathroom

Frosted double glazed window to the rear. Panelled bath with shower over. Pedestal wash hand basin. Heated towel rail. Storage cupboard.

### WC

Low level WC. Heated towel rail.

### External

Driveway. Gardens to the front and rear.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 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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