



Abbotsmeade Close Fenham

- Modern Style Mid Terraced House
- No Chain
- Three Bedrooms
- Garden to Rear

Asking Price: £110,000

0191 274 4661

380 West Road, Fenham, NE4 9RL

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www.rookmatthewssayer.co.uk
fenham@rmsestateagents.co.uk



ABBOTSMEADE CLOSE, FENHAM, NEWCASTLE UPON TYNE NE5 2EU

PROPERTY DESCRIPTION

For sale with no chain is this mid terraced house located in Fenham. The accommodation to the ground floor briefly comprises of porch, lounge and dining kitchen. To the first floor is a landing, three bedrooms and bathroom. Externally, there is a 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

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On Street Parking



MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search.

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: 94 years remaining as at January 2025

No ground rent or service charge

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Porch

Double glazed window to the side.

Lounge 17' 7" x 13' 4" max (5.36m x 4.06m)

Double glazed window to the front. Stairs to first floor landing. Coving. Two radiators.

Dining Kitchen 13' 2" x 10' 11" into door recess (4.01m x 3.32m)

Double glazed window to the rear. Electric hob. Electric oven. Extractor hood. Sink/drain. Plumbed for washing machine. High gloss units. Storage cupboard. Radiator. Door to the rear.

First Floor Landing

Storage cupboard. Loft access.

Bedroom One 13' 4" max x 9' 0" (4.06m x 2.74m)

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

Bedroom Two 10' 9" into bay x 6' 3" (3.27m x 1.90m)

Double glazed box bay window to the front. Radiator.

Bedroom Three 10' 5" x 6' 8" (3.17m x 2.03m)

Double glazed window to the front. Radiator.

Bathroom

Low level WC. Pedestal wash hand basin. Panelled bath with shower over. Extractor fan. Radiator.

External

Garden to the rear.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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