



## Severus Road Fenham

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

**Asking Price: £80,000**

0191 274 4661

380 West Road, Fenham, NE4 9RL

ROOK  
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SAYER

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## SEVERUS ROAD, FENHAM, NEWCASTLE UPON TYNE NE4 9NN

### PROPERTY DESCRIPTION

Sold as seen 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 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: A

EPC Rating: D

### PRIMARY SERVICES SUPPLY

All services/appliances have not and will not be tested.

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: 979 years remaining as at January 2025

No ground rent or service charge.



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**SEVERUS ROAD, FENHAM, NEWCASTLE UPON TYNE NE4 9NN**

**Entrance**

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

**First Floor Landing**

Frosted double glazed window to the side. Loft access.

**Lounge 16' 2" into bay x 12' 0" max (4.92m x 3.65m)**

Double glazed bay window to the front. Radiator.

**Dining Room 11' 11" (max) x 14' 9" (3.63m x 4.49m)**

Double glazed window to the rear. Radiator.

**Kitchen 11' 8" x 6' 7" (3.55m x 2.01m)**

Double glazed window to the rear. Gas hob. Sink/drainer. Door to the rear.

**Bedroom One 10' 2" x 9' 9" (3.10m x 2.97m)**

Double glazed window to the front. Radiator.

**Bedroom Two 9' 9" x 7' 7" (2.97m x 2.31m)**

Double glazed window to the rear. Radiator.

**Bathroom 8' 0" x 6' 2" (2.44m x 1.88m)**

Two frosted double glazed windows to the side. Corner bath. Shower cubicle. Pedestal wash hand basin. Low level WC.

**External**

Garden to the rear.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 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.

**16 Branches across the North-East**

