



Ovington Grove Fenham

- Ground Floor Flat
- Two Bedrooms
- Rear Garden
- Popular Location

Offers Over: £85,000



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Ovington Grove

Fenham

OVINGTON GROVE, FENHAM, NEWCASTLE UPON TYNE NE5 2QH

We welcome to the market this ground floor flat located in Fenham. The accommodation briefly comprises of hallway, lounge, kitchen, two bedrooms and bathroom.

The property benefits from gas central heating and double glazing throughout.

Early viewing is recommended.

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.

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: 58 years remaining as at July 2023
No ground rent or service charge.

Council Tax Band: A

EPC Rating: D

Hallway

Storage cupboard. Radiator.

Lounge 15' 4" into bay x 12' 2" max (4.67m x 3.71m)

Double glazed bay window to the front. Radiator.

Kitchen 10' 10" x 12' 9" (3.30m x 3.88m)

Double glazed window to the side. Breakfast bar. Radiator. Door to the rear.

Bedroom One 12' 4" x 10' 2" (3.76m x 3.10m)

Double glazed window to the front. Radiator.

Bedroom Two 11' 11" x 8' 10" (3.63m x 2.69m)

Double glazed window to the rear. Radiator.

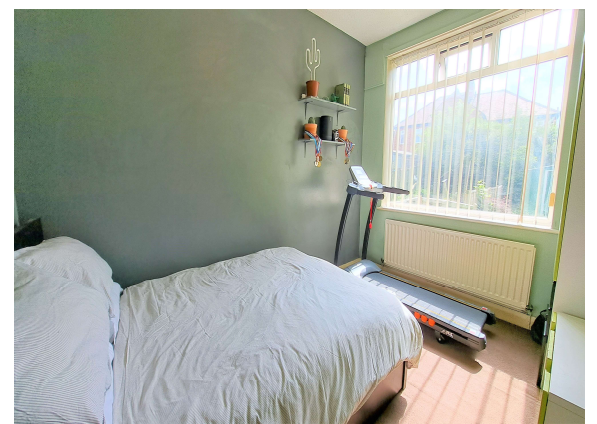
Bathroom

Frosted double glazed window to the rear. Pedestal wash hand basin. Low level WC. Panelled bath. Storage cupboard.

External

Garden to rear.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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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