



## Great North Road

### Gosforth

- Traditional ground floor flat
- Two double bedrooms
- Fully fitted kitchen
- Westerly facing garden
- Easy walking distance to the Regent Centre Interchange

**OITRO £ 155,000**



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# Great North Road

## Gosforth

A well appointed traditional ground floor flat conveniently located within easy walking distance to the Regent Centre Interchange and Gosforth high street. The property would suite a variety of potential purchasers and benefits from a range of modern fixtures and fittings, UPVC double glazing, gas fired central heating via combination boiler and westerly facing garden.

Briefly comprising entrance hallway, sitting room, fully fitted kitchen, two double bedrooms and a bathroom with shower. There is a westerly facing lawned garden to the rear together with town garden to the front.

### ENTRANCE DOOR LEADS TO:

#### ENTRANCE HALL

Double glazed entrance door, laminate flooring, radiator.

### SITTING ROOM 15'1 x 10'2 (plus alcoves) (4.60 x 3.10m)

Double glazed window to front, coving to ceiling, radiator, laminate flooring.

### KITCHEN 9'9 x 7'11 (2.97 x 2.41m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in ceramic hob, extractor hood, space for automatic dishwasher, part tiled walls, built in cupboard housing combination boiler, understairs cupboard, radiator, double glazed window, double glazed door.

### BEDROOM ONE 12'6 x 10'9 (3.81 x 3.28m)

Double glazed window, laminate flooring, radiator.

### BEDROOM TWO 11'5 x 10'6 (3.48 x 3.20m)

Double glazed window to rear, laminate flooring, built in cupboard, radiator.

### BATHROOM/W.C.

Panelled bath with shower over, pedestal wash hand basin, low level WC, part tiled walls, extractor fan, heated towel rail, double glazed frosted windows.

### FRONT GARDEN

Paved area, gravelled area.

### REAR GARDEN

Laid mainly to lawn.

### TENURE

Leasehold. 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: 999 years from December 1995

Ground Rent: £TBC per [month/annum]. Planned increase TBC

Service Charge: £TBC per [month/annum]

Any Other Charges/Obligations: N/A

**Council Tax Band: A**

**EPC Rating: D**

GS14725/DJ/PC/06.11.23/V.2



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 75 C      |
| 55-68 | D             | 68 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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