



Bavington Drive Fenham

- Semi Detached Bungalow
- Three Bedrooms
- Gardens to the Front & Rear
- Garage
- Driveway

Asking Price: £179,950

0191 274 4661
380 West Road, Fenham, NE4 9RL

ROOK
MATTHEWS
SAYER

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



BAVINGTON DRIVE, FENHAM, NEWCASTLE UPON TYNE NE5 2HU

PROPERTY DESCRIPTION

Available for sale is this semi detached bungalow located in Fenham. The accommodation briefly comprises of hallway, lounge, kitchen, three bedrooms and bathroom. Externally there are gardens to the front and rear, garage and driveway.

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: 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.

FN00009461/SJP/SP/05042024/V.1



BAVINGTON DRIVE, FENHAM, NEWCASTLE UPON TYNE NE5 2HU

Hallway

Storage cupboard. Radiator.

Lounge 11' 8" x 15' 6" (3.55m x 4.72m)

French door to the rear. Radiator.

Kitchen 15' 5" x 10' 7" (4.70m x 3.22m)

Double glazed windows to the side and rear. Electric oven. Electric hob. Extractor hood. Plumbed for washing machine. One and a half bowl sink/drain. Spotlights. Door to the rear. Two radiators.

Bedroom One 11' 2" max x 14' 8" (3.40m x 4.47m)

Double glazed window to the front. Radiator.

Bedroom Two 12' 8" x 7' 1" (3.86m x 2.16m)

Double glazed window to the front. Radiator.

Bedroom Three 7' 9" x 11' 5" into door recess (2.36m x 3.48m)

Double glazed window to the side. Radiator.

Bathroom

Low level WC. Vanity wash hand basin. Panelled bath. Shower cubicle. Heated towel rail. Spotlights.


External

Gardens to the front and rear. Garage. Driveway.

FN00009461/SJP/SP/05042024/V.1





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

