



Abbotsmeade Close, Fenham, Newcastle upon Tyne NE5 2EU

£100,000

Available 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 kitchen. To the first floor is a landing, two bedrooms and bathroom. Externally, there is a parking bay to the front and garden to the rear.

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: TBC

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2



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1

Mid Terraced House

Located on Popular Estate

No Chain

Parking Bay

Two Bedrooms

Rear Garden

For any more information regarding the property please contact us today

Porch

Lounge 12' 5" x 15' 4" (3.78m x 4.67m)

Double glazed window to the front. Stairs to first floor landing. Storage cupboard. Radiator.

Kitchen 12' 4" x 7' 9" (3.76m x 2.36m)

Double glazed window to the rear. Sink/drainage. Plumbed for washing machine. Gas hob. Electric oven. Extractor hood. Door to the rear. Radiator.

First Floor Landing

Loft access.

Bedroom One 12' 5" x 7' 10" (3.78m x 2.39m)

Double glazed window to the rear. Radiator.

Bedroom Two 12' 5" x 9' 5" (3.78m x 2.87m)

Double glazed window to the front. Radiator.

Bathroom 6' 0" x 5' 5" (1.83m x 1.65m)

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

External

Parking bay to the front. Garden to the rear.

T: 01912744661

Fenham@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Parking Bay

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.

RESTRICTIONS AND RIGHTS

Listed? No

Conservation Area? No

Restrictions on property? No

Easements, servitudes or wayleaves? No

Public rights of way through the property? No

RISKS

Flooding in last 5 years: No

Risk of Flooding: Zone 1

Any flood defences at the property: No

Coastal Erosion Risk: Low

Known safety risks at property (asbestos etc...): No

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No

Outstanding building works at the property: No

ACCESSIBILITY

This property has no accessibility adaptations.

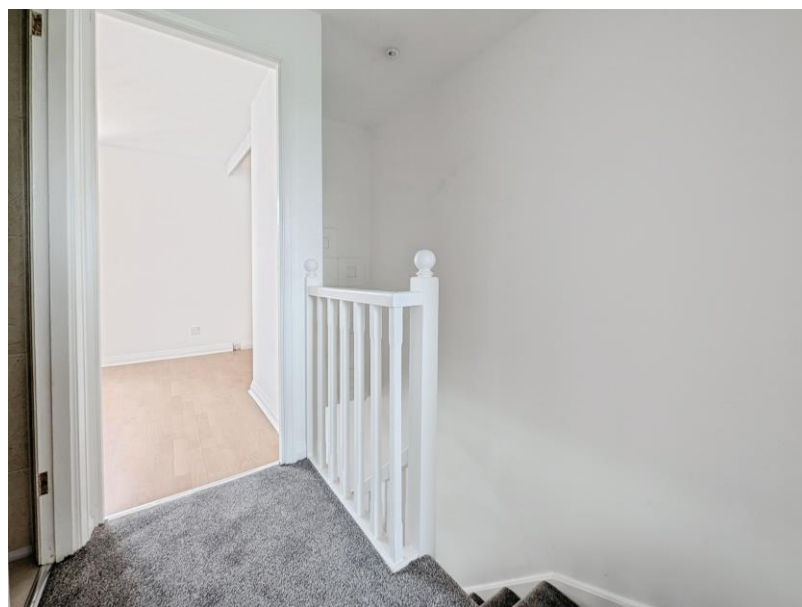
TENURE

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 April 2025

No ground rent or service charge.

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EPC RATING TBC

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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.

