



Severus Road, Fenham, Newcastle upon Tyne NE4 9HT

Asking Price: £230,000

Investment Opportunity - Available for sale is this pair of flats located in Fenham. The flats are being sold as a going concern, with all fixtures, fittings and appliances included in the sale.

Each flat has their own entrance. The accommodation to the ground floor flat briefly comprises of lounge, kitchen, two bedrooms and bathroom. To the first floor flat is an entrance with stairs leading to first floor landing, lounge, kitchen, two bedrooms and bathroom. The properties are situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69. They are also within ideal distance of the local colleges and universities. Early viewing is recommended.

Council Tax Band: A for each flat
EPC Rating: C for each flat

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Investment Opportunity

Two Bedrooms to Each Flat

Pair of Flats

One Reception Room to Each Flat

For any more information regarding the property please contact us today

Ground Floor Flat

Lounge 14' 1" x 12' 3" max (4.29m x 3.73m)

Double glazed window to the front. Radiator.

Kitchen 11' 4" x 8' 8" (3.45m x 2.64m)

Double glazed window to the rear. Sink/drain. Plumbed for washing machine. Gas cooker point. Radiator. Door to the rear.

Bedroom One 14' 0" x 11' 0" max (4.26m x 3.35m)

Double glazed window to the front. Radiator.

Bedroom Two 10' 1" x 9' 10" (3.07m x 2.99m)

Double glazed window to the front. Radiator.

Bathroom 5' 7" x 5' 6" (1.70m x 1.68m)

Shower cubicle. Pedestal wash hand basin. Low level WC. Extractor fan. Radiator.

External

Covered rear yard.

First Floor Flat

Entrance

Stairs to first floor landing. Storage cupboard.

First Floor Landing

Double glazed window to the front. Loft access. Radiator.

Lounge 11' 8" x 10' 11" (3.55m x 3.32m)

Double glazed window to the front. Radiator.

Kitchen 10' 4" x 7' 8" (3.15m x 2.34m)

Double glazed window to the rear. Sink/drain. Plumbed for washing machine. Gas cooker point. Extractor fan. Radiator.

Bedroom One 11' 2" max x 14' 1" (3.40m x 4.29m)

Double glazed window to the front. Radiator.

Bedroom Two 10' 4" x 9' 11" (3.15m x 3.02m)

Double glazed window to the front. Radiator.

Bathroom 5' 0" x 5' 5" (1.52m x 1.65m)

Shower cubicle. Pedestal wash hand basin. Low level WC. Extractor fan. Heated towel rail.



T: 01912744661

Fenham@rmsestateagents.co.uk

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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 freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

Agents Note

We have been advised by the owner that the properties are being sold with the tenants in place, both properties have rental agreements until 2026 at a rent for each property of £840pcm.

The owner has advised that both of the flats are fully licensed.

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17 Severus Road



17a Severus Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.

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