

Clarewood Place, Fenham, Newcastle upon Tyne NE5 2QN

# Asking Price: £120,000

Offered for sale with no chain is this semi detached bungalow located in Fenham. The accommodation briefly comprises of hallway, lounge, kitchen, two bedrooms (one of which could be used as a dining room) and bathroom. Externally, there are gardens to the front and rear, driveway and garage.

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: A EPC Rating: E





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Semi Detached Bungalow Driveway

No Chain Garage

Two Bedrooms Gardens to Front & Rear

For any more information regarding the property please contact us today

### Hallway

Lounge 16' 4" into bay x 11' 1" max (4.97m x 3.38m) Double glazed bay window to the front. Radiator.

## Kitchen 11' 1" x 9' 5" (3.38m x 2.87m)

Double glazed window to the front. Sink/drainer. Door to the garage. Radiator.

# Bedroom One 11' 7" x 13' 7" into bay (3.53m x 4.14m)

Double glazed bay window to the front. Radiator.

# Bedroom Two / Dining Room 13' 10" x 11' 1" max (4.21m x 3.38m)

Door to the rear. Radiator.

#### **Bathroom**

Frosted double glazed window to the side. Shower cubicle. Pedestal wash hand basin. Low level WC. Radiator.

#### **External**

Gardens to the front and rear. Garage. Driveway.

















#### PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

The property benefits from double glazing throughout.

#### 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

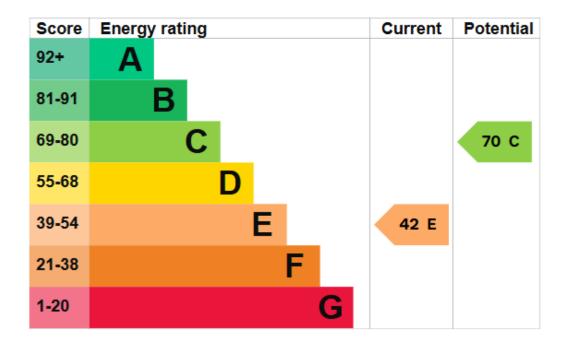
This property has no no accessibility adaptations.

#### **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

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