



Ovington Grove, Fenham, Newcastle upon Tyne NE5 2QA

# Offers Over: £95,000

Benefiting from a garden, driveway and garage is this first floor flat, offered for sale with no chain, in Fenham. The accommodation briefly comprises of entrance with stairs to first floor landing, lounge, dining room, kitchen, two bedrooms and bathroom. Externally, there is a garden to the rear, and driveway and garage to the front.

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: TBC

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**First Floor Flat****Two Reception Rooms****Two Bedrooms****Garden, Driveway & Garage****For any more information regarding the property please contact us today****ROOM DESCRIPTIONS****Entrance**

Stairs leading to first floor landing.

**First Floor Landing**

Frosted double glazed window to the side. Radiator.

**Lounge 14' 8" into bay x 12' 7" (4.47m x 3.83m)**

Double glazed bay window to the front. Radiator.

**Dining Room 11' 3" x 10' 9" max (3.43m x 3.27m)**

Double glazed window to the rear. Storage cupboard. Radiator.

**Kitchen 9' 0" x 12' 8" (2.74m x 3.86m)**

Frosted double glazed window to the side. Two double glazed windows to the side. Sink/drainer. Door to the rear. Stairs to the rear.

**Bedroom One 14' 4" x 7' 10" (4.37m x 2.39m)**

Double glazed window to the rear. Radiator.

**Bedroom Two 12' 2" x 7' 10" (3.71m x 2.39m)**

Double glazed window to the front. Radiator.

**Bathroom 11' 9" x 5' 8" (3.58m x 1.73m)**

Two frosted double glazed windows to the side. Panelled bath with shower over. Pedestal wash hand basin. Low level WC. Loft access. Heated towel rail.

**External****Garden to the rear. Driveway and garage.**



**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband: Fibre  
Mobile Signal Coverage Blackspot: No  
Parking: Driveway

**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: 999 years from 24 June 1982

Ground Rent: Peppercorn

Service Charge: N/A

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Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. All measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any omission or inaccuracy. A party must rely upon its own inspection(s). Powered by [www.propertylink.io](http://www.propertylink.io)

## EPC Rating – To Follow

**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 interest 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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