



Ovington Grove, Fenham, Newcastle upon Tyne NE5 2QA

Auction Guide Price: £85,000

For sale by auction is this first floor flat located 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: C

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First Floor Flat

Two Reception Rooms

Two Bedrooms

Garden, Driveway and 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/drain. 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.

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T: 0191 274 4661

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: 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

AUCTION DETAILS

For Sale by Auction 28th May 2026
Bidding opens 24 hours prior at 10am.
Option 2]
Terms and Conditions apply

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831 360

Terms and conditions apply see website www.agentspropertyauction.com

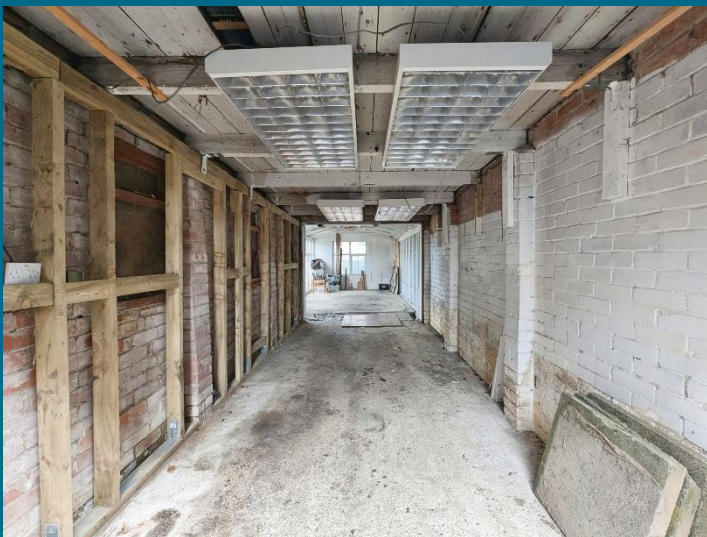
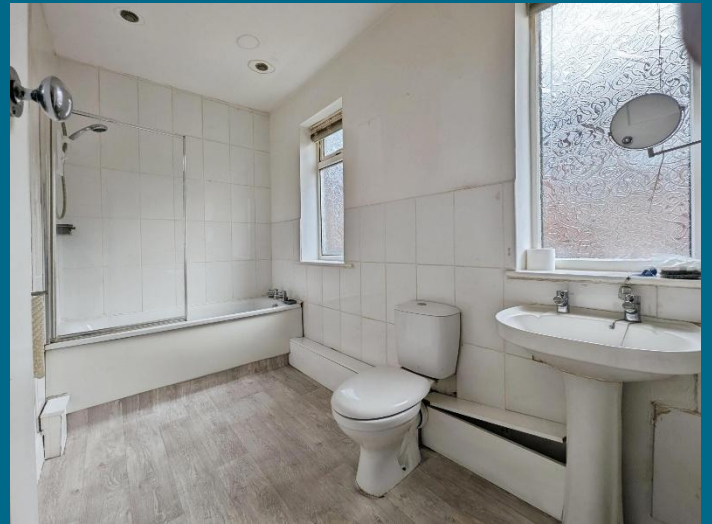
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