



Bavington Drive, Fenham, Newcastle upon Tyne NE5 2HT

Offers Over: £160,000

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1

Semi Detached Bungalow

No Chain

Ramped Access

Two Bedrooms

Gardens to Front & Rear

Driveway

For any more information regarding the property please contact us today

Room Descriptions

Hallway

Storage cupboard. Loft access. Radiator.

Lounge 13' 4" x 11' 4" (4.06m x 3.45m)

Double glazed window to the rear. Radiator.

Kitchen 14' 9" x 10' 11" (4.49m x 3.32m)

Double glazed window to the side. Plumbed for washing machine.
Door to the side. French door to the rear. Radiator.

Bedroom One 13' 5" x 11' 1" (4.09m x 3.38m)

Double glazed window to the front. Radiator.

Bedroom Two 11' 8" x 7' 2" (3.55m x 2.18m)

Double glazed window to the front. Radiator.

Bathroom 8' 8" x 7' 5" (2.64m x 2.26m)

Two frosted double glazed windows to the side. Panelled bath.
Walk in shower cubicle. Pedestal wash hand basin. Low level WC.
Extractor fan. Radiator.

External

Driveway and garden to the front. Garden to the rear.

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Offered for sale with no chain is this semi detached bungalow located in Fenham. The bungalow is in good condition throughout, with a practical single level layout, also benefitting from a ramp access from the street to the front door.

A bright reception room with wood style flooring provides a comfortable main living space. The kitchen includes fitted units, worktop space and room for a dining table, creating a sociable cooking and eating area with views over the rear garden. French doors provide direct access to the garden, and there is a door providing access to the side.

There are two bedrooms, both neutrally decorated and ready for personalisation. The bathroom is fitted with a white suite including bath and separate shower cubicle, WC and wash basin. The property enjoys front and rear gardens, and a driveway to the front. The rear garden is mainly laid to lawn with paved seating areas and fenced boundaries, offering usable outdoor space with a good degree of privacy.

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: D

AGENTS NOTE

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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 the following accessibility adaptations:

- Ramp access to front door

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.

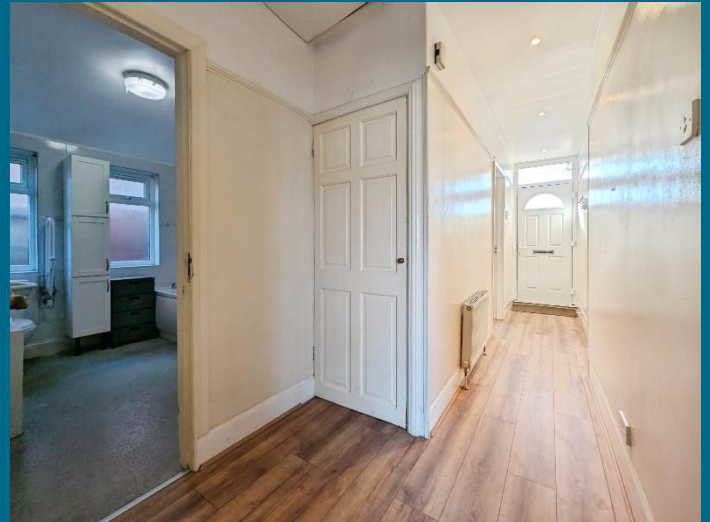
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Floor Plan – To Follow

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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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