



Clarewood Place, Fenham, Newcastle upon Tyne NE5 2QN

**Asking Price: £175,000**

Recently renovated two bedroomed semi detached bungalow, offered for sale in Fenham.

**RMS** | Rook  
Matthews  
Sayer



2



1



1

**Semi Detached Bungalow**

**Driveway**

**No Chain**

**Garage**

**Two Bedrooms**

**Gardens to Front & Rear**

For any more information regarding the property please contact us today

#### Room Descriptions

##### Hallway

Loft access. Radiator.

##### Lounge 16' 7" max x 11' 2" max (5.05m x 3.40m)

Double glazed bay window to the front. Log burner. Radiator.

##### Kitchen 11' 1" x 9' 6" (3.38m x 2.89m)

Double glazed window to the rear. Sink/drain. Door to the garage. Radiator.

##### Bedroom One 13' 3" into bay x 11' 1" max (4.04m x 3.38m)

Double glazed bay window to the front. Radiator.

##### Bedroom Two 13' 10" x 11' 1" (4.21m x 3.38m)

Door and double glazed windows to the rear. Storage cupboard. Radiator.

##### Bathroom 7' 4" x 4' 11" (2.23m x 1.50m)

Frosted double glazed window to the side. Panelled bath with shower over. Low level WC. Pedestal wash hand basin. Radiator.

##### Garage

Door to the rear.

##### External

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

[Type here]

**T: 0191 274 4661**

**Fenham@rmsestateagents.co.uk**

**RMS** | Rook  
Matthews  
Sayer

The property is well presented, and offers a bright, neutral interior throughout. A welcoming reception room to the front features a bay window bringing in plenty of natural light, contemporary flooring and a focal fireplace, creating a comfortable main living space. The modern kitchen is fitted with sleek units, tiled splashbacks and ample worktop space, with direct access to the rear garden.

There are two double bedrooms, one is currently being used as a second reception room. Both of these rooms are finished in light décor with fitted blinds and space for wardrobes and drawers. One of the rooms features a door and large windows looking out over the rear garden. The bathroom is fully tiled with white suite and shower over bath.

Outside, the bungalow benefits from a driveway providing off street parking, a front garden and a detached garage. To the rear is an enclosed garden with lawn and paved seating areas, offering a mix of low maintenance planting and space for outdoor dining.

Clarewood Place is well positioned for local amenities in the NE5 area, including shops and services on nearby West Road and in Denton Burn. Newcastle city centre is within easy reach by bus or car, with regular services running along main routes towards the city and the Metrocentre. The A1 Western Bypass is accessible for commuting further afield. Local green spaces such as Denton Dene and the Town Moor are a short drive away, and there is a choice of primary and secondary schools within the wider locality, making this an appealing option for a range of buyers.

Early viewing is recommended.

Council Tax Band: A  
EPC Rating: E

#### 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 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.

FN00010689/SJP/SP/19102026/V.1



[Type here]

T: 0191 274 4661  
Fenham@rmsestateagents.co.uk

**RMS** | Rook  
Matthews  
Sayer



[Type here]

T: 0191 274 4661  
Fenham@rmsestateagents.co.uk

**RMS** | Rook  
Matthews  
Sayer



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 70 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 42 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Floor Plan – 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 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.

[Type here]

T: 0191 274 4661  
Fenham@rmsestateagents.co.uk

**RMS** | Rook  
Matthews  
Sayer