



## 2 bed lower flat to buy in NE4

Wingrove Gardens, Fenham , Newcastle upon Tyne, Tyne and Wear, NE4 9HR

**£80,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Ground Floor Flat
- ✓ Two Bedrooms
- ✓ Sought After Location
- ✓ Tenanted
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

For sale by online unconditional auction. 20/09/2023 11:45. Fees Apply.

A two bedrooms ground floor flat located on Wingrove Gardens, Fenham. The property is currently tenanted. The accommodation briefly comprises: entrance hallway, lounge, kitchen, two bedrooms and bathroom. Externally there is a yard to the rear. We would highly recommend an early viewing to fully appreciate the property on offer. For more information contact the West Road branch.

Council Tax Band: A

Tenure: Leasehold

Price: Starting Bid £80,000

Property Type: Lower Flat

Parking: Allocated

Heating: Gas

## Entrance Hall

Storage cupboard.

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## Lounge

3.68m x 3.48m (12'0" x 11'5")

Double glazed window to rear, radiator, wood laminate flooring.

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## Kitchen

3.48m x 3.85m (11'5" x 12'7")

Fitted floor and wall units with roll top work surface, sink and drainer, radiator, gas hob and electric oven, plumbed for washing machine. Door to garden.

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## Bedroom One

5.00m x 4.40m (16'4" x 14'5")

Double glazed window to front, radiator,

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## Bedroom Two

2.23m x 4.51m (7'3" x 14'9")

Double glazed window to rear, radiator.

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## Bathroom

Suite comprising: paneled bath, low level wc, pedestal wash basin.




## External

Yard to Rear.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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