



2 bed ground floor flat to buy in

Claremont South Avenue, Bensham,
Gateshead, Tyne and Wear, NE8 1RJ

£60,000 Starting Bid

 x2  x1  x1

Tenure

Leasehold

On Street parking

Property features

-  Sold Tenanted £7800pa Income
-  UPVC Double Glazing
-  Gas Central Heating
-  Two Bedrooms
-  EPC Rating C

Key Information

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

Description

To be sold with a sitting tenant enjoying a current annual income of £7800, this two bedroom ground floor flat is conveniently located close to local amenities, and with the Team Valley, Newcastle and Gateshead easily accessible, it is a great location. The property has UPVC double glazing, gas central heating and a rear yard.

The accommodation comprises an entrance hall, lounge, kitchen, two bedrooms and a bathroom.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 986

Price: Starting Bid £60,000

Property Type: Ground floor flat

Parking: On Street

Heating: Gas

Entrance Hall

Radiator, under stairs cupboard



Lounge

3.70m x 3.90m (12'1" x 12'9")

UPVC double glazed window, radiator



Kitchen

3.30m x 1.90m (10'9" x 6'2")

Fitted wall and base units, space for gas cooker with extractor over, stainless steel sink, UPVC double glazed window, space for automatic washing machine



Bathroom

1.70m x 2.30m (5'6" x 7'6")

Bath with electric shower over, WC, wash basin, two UPVC double glazed windows



Bedroom One

4.00m x 3.80m (13'1" x 12'5")

Fitted wardrobes, radiator, UPVC double glazed window



Bedroom Two

2.60m x 2.40m (8'6" x 7'10")


UPVC double glazed window, radiator,



External

Yard to the rear



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	71	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Claremont South Avenue, Bensham, Gateshead, Tyne and Wear, NE8 1RJ

Contact your local branch today for more information on this property:

134 High Street, Peterborough, Cambridgeshire, PE2 8DP, www.mandairs.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

