



## 2 bed bungalow to buy in NE12

Edwin's Avenue South, Forest Hall,  
Newcastle upon Tyne, Tyne and Wear,  
NE12 9AX

**£195,000** Offers Over

 x2  x1  x2

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ Two Bedrooms
- ✓ Double Fronted Bungalow
- ✓ No Upper Chain
- ✓ Close to Local Amenities and Transport Links
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Offered with no onward chain is this double fronted two bedroom semi detached bungalow located on this sought after street. The property is ideally located close to all local amenities, good schools and good transport links to Newcastle City Centre, the Coast and South Tyneside.

The accommodation comprises; porch, entrance hall, lounge, dining room, conservatory, kitchen with a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, white one and a half sink with mixer tap, tiled splashback, tiled flooring, space for appliances and UPVC double glazed window. Two bedrooms and four piece bathroom/WC.

Externally to the front is mainly block paved providing off street parking with planted sections and walled boundaries. To the rear is a landscaped private rear garden with lawned areas, paved patio areas, mature planted areas, two sheds and fenced boundaries.

Properties in this area are extremely in demand so view early to avoid disappointment.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g24cf5>

Please contact the Forest Hall Branch on for further information and viewings.

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £195,000

Property Type: Bungalow

Parking: Off Street

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Front External

To the front of the property is mainly block paved providing off street parking, planted areas and walled boundaries.



## Porch

## Hallway

With doors off to the lounge, dining room, bedrooms and bathroom/WC.

## Lounge

*4.89m x 3.65m (16'0" x 11'11")*

UPVC double glazed bay window to the front, gas fire set into feature surround and radiator.



## Dining Room

*3.22m x 2.38m (10'6" x 7'9")*

UPVC double glazed French doors leading to the conservatory and radiator.



## Kitchen

*3.26m x 2.07m (10'8" x 6'9")*

With a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, white one and a half sink with mixer tap, tiled splashback, tiled flooring, space for appliances and UPVC double glazed window.



## Conservatory

*2.91m x 2.80m (9'6" x 9'2")*

UPVC double glazed windows to three sides, UPVC double glazed French doors leading to the rear garden and two radiators.



## Bedroom One

4.12m x 3.82m (13'6" x 12'6")

UPVC double glazed bay window to the front, fitted bedroom furniture and radiator.



## Bedroom Two

3.22m x 3.20m (10'6" x 10'5")

UPVC double glazed window to the rear, fitted bedroom furniture and radiator.



## Bathroom/WC

2.47m x 2.23m (8'1" x 7'3")

White four piece bathroom suite comprising; jacuzzi bath with shower over, corner shower cubicle, hand wash basin built into vanity, low level WC built into vanity, partially tiled walls, UPVC double glazed window and heated towel rail.

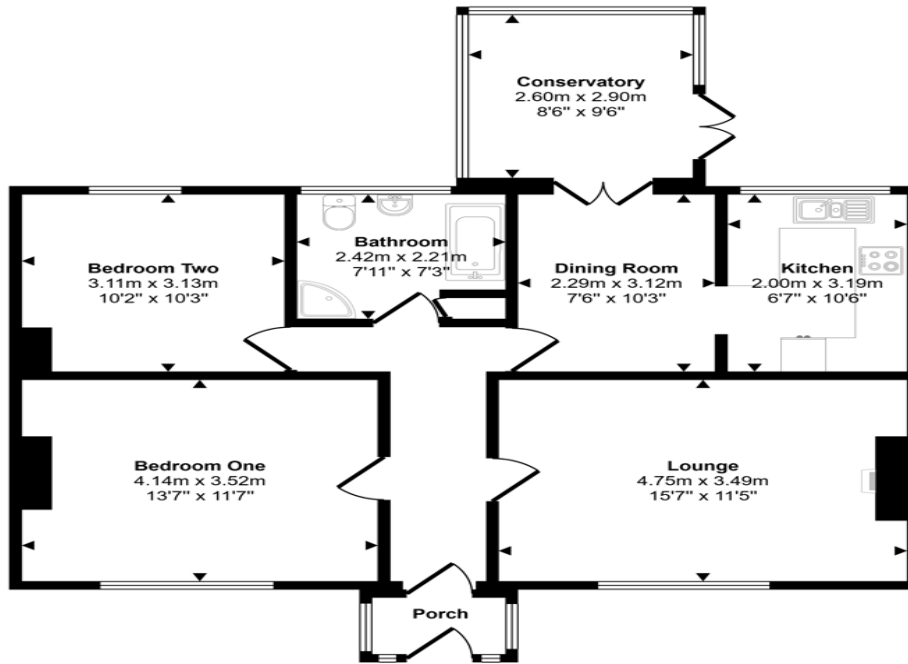


## Rear Garden

Landscaped private rear garden with lawned areas, paved patio areas, mature planted areas, two sheds and fenced boundaries.



Approx Gross Internal Area  
80 sq m / 866 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			74
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Edwin's Avenue South, Forest Hall, Newcastle upon Tyne, Tyne and Wear, NE12 9AX

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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