



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

Property features

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

On Street parking

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 

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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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