



## 1 bed lower flat to buy in NE12

Nicholson Terrace, Forest hall, Newcastle upon Tyne, Tyne and Wear, NE12 9DP

**£130,000** Offers Over

 x1  x1  x1

Tenure

**Freehold**

## Property features

- ✓ One Bedroom
- ✓ Ground Floor Flat
- ✓ Full Refurbished Throughout
- ✓ No Upper Chain
- ✓ EPC Rating D

On Street parking

## Key Information

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

## Description

Appealing to a wide variety of buyers is this fully refurbished and modern one bedroom ground floor flat which is ideally located in this favoured residential street.

The property briefly comprises; entrance hall, lounge, modern fitted kitchen to the rear of the property with a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, stainless steel sink with mixer tap, tiled splashback, integrated fridge/freezer, integrated dishwasher, integrated washing machine, UPVC double glazed door leading to the rear yard, UPVC double glazed window and radiator. Bedroom and four piece bathroom/WC.

Externally to the rear is a shared yard which is mainly paved with walled boundaries.

The property benefits from gas central heating and UPVC double glazing.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g26801>

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

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £130,000

Property Type: Lower Flat

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate 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



## Hallway

With doors off to the lounge, bedroom, bathroom/WC and understairs storage cupboard.

## Lounge

4.11m x 3.74m (13'5" x 12'3")

UPVC double glazed window to the rear, built in shelving and radiator.



## Kitchen

3.59m x 2.05m (11'9" x 6'8")

To the rear of the property with a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, stainless steel sink with mixer tap, tiled splashback, integrated fridge/freezer, integrated dishwasher, integrated washing machine, UPVC double glazed door leading to the rear yard, UPVC double glazed window and radiator.



## Bedroom

4.11m x 3.75m (13'5" x 12'3")

UPVC double glazed window to the front and radiator.



## Bathroom/WC

3.02m x 2.04m (9'10" x 6'8")

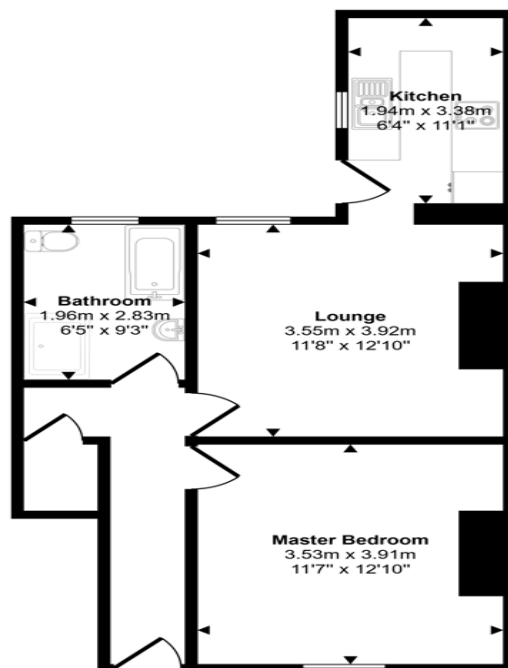
White four piece bathroom suite comprising; walk in shower cubicle with glass screen, bath, hand wash basin, low level WC, tiled walls, UPVC double glazed window and heated towel rail.



## **Rear Yard**

Shared rear yard mainly paved with walled boundaries.

Approx Gross Internal Area  
50 sq m / 535 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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	55	
(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:

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

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