

24 Victoria Avenue , Wallsend, NE28 8SD

** CHAIN FREE ** GREAT FIRST BUY ** TWO BEDROOM GROUND FLOOR FLAT ** PRIVATE YARD

** PERIOD STYLE FEATURES ** WOOD BURNING STOVE FIRE ** FREESTANDING ROLL TOP BATH **

** CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS ** COUNCIL TAX BAND A **

** ENERGY RATING C ** LEASEHOLD 999 YEAR PEPPERCORN FROM 14.06.1984 **

Offers Over £85,000



- Two Bedroom Ground Floor Flat
- Private Rear Yard
- 999 Peppercorn Lease from 14.06.1984
- Wood Burning Stove Fire
- Fantastic First Buy
- Energy Rating C
- Period Style Features
- Convenient Location
- Council Tax Band A

The Property Comprises

Hallway

Double glazed entrance door, coving to ceiling, radiator.

Bedroom 2

10'9" x 7'8" (3.28 x 2.33)

Strip wood flooring, coving and rose to ceiling, double glazed window and radiator.

We recommend potential

purchasers contact the relevant

Lounge

14'3" x 12'0" (4.34 x 3.67)

Period fireplace with wood burning stove fire, coving and rose to ceiling, double glazed window and radiator.

External

Externally there is a private yard to the rear.

FLOOD RISK:

Yearly chance of flooding:

Surface water: Very low.

Rivers and the sea: Very low.

Kitchen

13'2" x 7'6" (4.02 x 2.29)

Fitted with a range of wall and base units with work surfaces over, integrated oven and five ring gas hob with extractor hood over, sink unit. Part tiled walls, tiling to floor, double glazed window, radiator and external door to the rear yard.

999 Peppercorn Lease from 14

June 1984

Material Information

BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit

<https://checker.ofcom.org.uk>

CONSTRUCTION:

Traditional

This information must be confirmed via your surveyor and legal representative.

Bathroom

6'11" x 5'6" (2.12 x 1.67)

Freestanding roll top bath with mixer tap and shower attachment, WC, wash hand basin. double glazed windows, radiator and wood flooring.

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

Bedroom 1

14'6" x 13'0" (4.41 x 3.95)

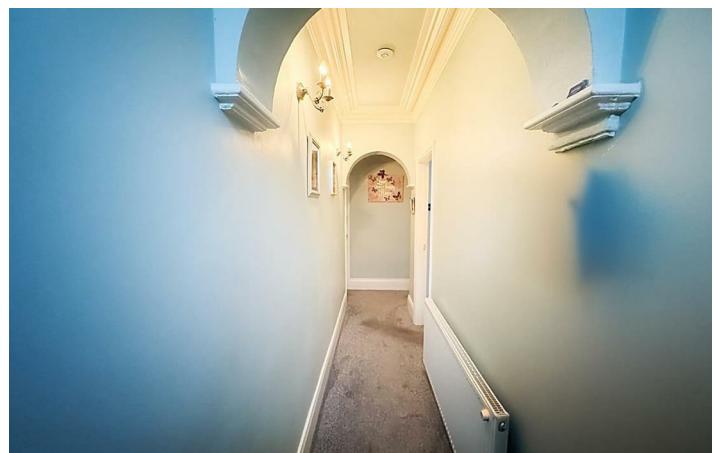
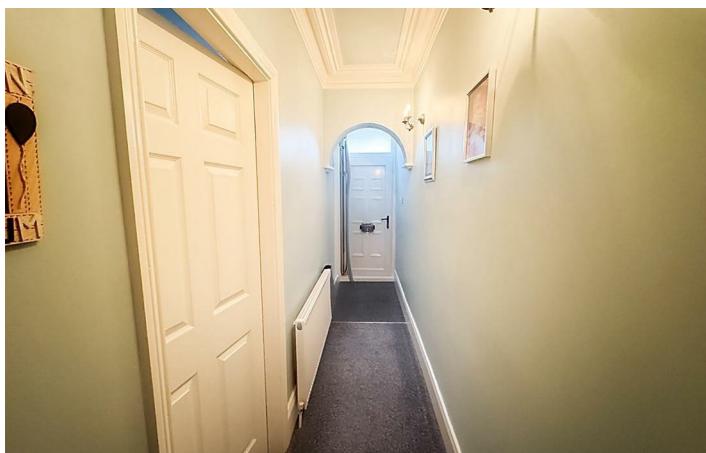
Period fireplace with tiled inset, coving and rose to ceiling, double glazed window and radiator.

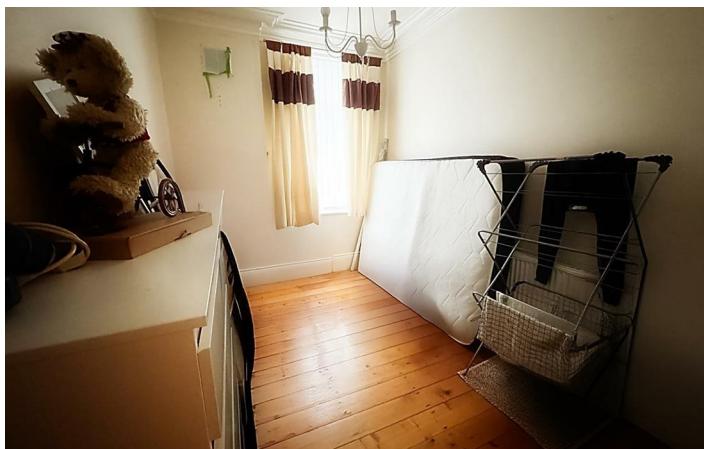
EE- Good outdoor, variable in-home

O2- Good outdoor and in-home

Three- Good outdoor

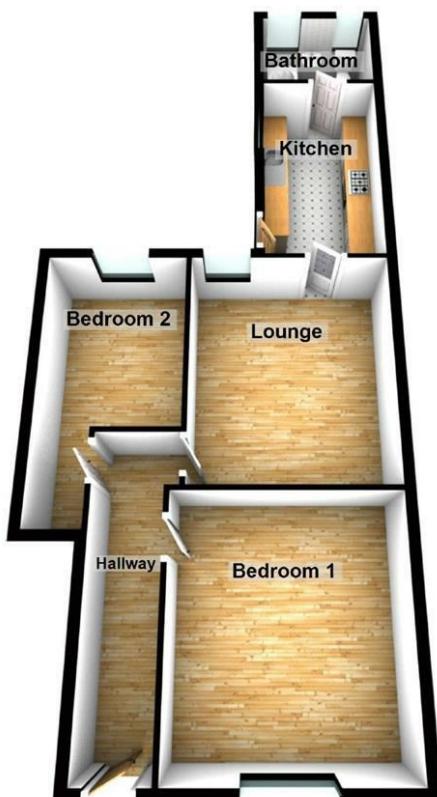
Vodafone - Good outdoor and in-home





Floor Plan

Ground Floor



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	69
(55-68)	D	76
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	