



## 41 Regents Court , Wallsend, NE28 8UF

\*\* HIGHLY POPULAR LOCATION \*\* TWO BEDROOM MID LINK BUNGALOW \*\* LOUNGE/DINING ROOM

\*\* PRIVATE GARDEN TO REAR WITH OPEN ASPECT \*\* CUL-DE-SAC LOCATION \*\* LOUNGE/DINER \*\*

\*\* AMPLE RESIDENT PARKING TO FRONT \*\* CHAIN FREE \*\* COUNCIL TAX BAND B \*\* FREEHOLD \*\*

\*\* ENERGY RATING TBC \*\*

Offers Over £155,000



- Two Bedroom Mid Link Bungalow

- Highly Popular Area

- Freehold

#### Entrance Lobby

Double glazed entrance door, inner door leading into the lounge.

#### Lounge/Dining Room

19'1" x 10'0" (5.82 x 3.07)

Double glazed window, radiator.

#### Kitchen

9'10" x 8'9" (3.00 x 2.69)

Fitted with wall and base units with work surfaces over and sink unit, integrated oven and hob, double glazed window and double glazed external door leading to the rear garden.

#### Inner Hallway

Access to bedrooms and bathroom.

#### Bedroom 1

10'11" x 10'4" (3.34 x 3.15)

Double glazed window, cupboard and radiator.

#### Bedroom 2

10'4" x 9'1" (3.15 x 2.77)

Double glazed window, radiator.

#### Bathroom

7'3" x 5'10" (2.23 x 1.80)

Comprising; bath with shower over, WC and wash hand basin.

#### External

Externally there is a small gravelled

- Cul-De-Sac Location

- Ample Resident Parking

- Council Tax Band B

area to the front together with a bin storage cupboard. The rear garden has gravel and paving and is not overlooked.

#### 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>

EE-Good outdoor, variable in-home

O2-Good outdoor

Three-UK-Good outdoor, variable in-home

Vodafone-Good outdoor

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:

Yearly chance of flooding:

Surface water: Very low.

Rivers and the sea: Very low.

CONSTRUCTION:

Traditional

This information must be confirmed via your surveyor and legal

representative.

- Rear Garden Not Overlooked

- Chain Free

- Energy Rating TBC



# Floor Plan



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.

136 - 138 Station Road, Wallsend, Tyne & Wear, NE28 8QT  
 Tel: 0191 295 3322 Email: [info@next2buy.com](mailto:info@next2buy.com) <https://www.next2buy.com>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(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 &amp; Wales</b>		EU Directive 2002/91/EC	