



226 Eastbourne Avenue, Bensham, Gateshead, Tyne & Wear, NE8 4NN

£725 Per Month



## Key features

- GROUND FLOOR FLAT
- TWO BEDROOMS
- NEUTRAL DECOR THROUGHOUT
- BATHROOM WITH SHOWER
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- PRIVATE REAR YARD
- CLOSE TO SALTWELL PARK
- GREAT TRANSPORT LINKS
- VIEWING IS RECOMMENDED



## Description

A lovely two bedroom well presented ground floor flat located on Eastbourne Avenue Gateshead. The property would be ideal as a starter home. Warmed via gas central heating and having the benefit of UPVC double glazing the accommodation comprises of side entrance, lounge with full length window door to the yard, fitted white kitchen, bathroom with shower, two bedrooms and a private rear yard.



#### ENTRANCE HALL

UPVC entrance door and central heating radiator

#### LOUNGE

14'0" x 13'9"

Having a built in storage cupboard, central heating radiator and a full length UPVC window door.

#### KITCHEN

10'5" x 8'7"

Modern range of wall and floor units, electric cooker point, part tiled walls, UPVC window, built in storage cupboard housing boiler and central heating radiator.

#### BATHROOM

8'6 x 5'3

Panelled bath with shower mixer tap, pedestal wash basin, low level w.c., central heating radiator, UPVC window, down lights and extractor fan.

#### BEDROOM ONE

12'3" x 8'0"

UPVC window and central heating radiator.

#### BEDROOM TWO

12'3" x 6'0"

UPVC window and central heating radiator.







#### EXTERNAL

There is a private yard located to the rear of the property and a walled garden to the front.

#### DISCLAIMER - LETTINGS

##### WE REQUIRE

Rent on tenancy commencement = £725.00


One months damage deposit = £725.00

To hold this property from other viewings while references are carried out we require one weeks rent as a holding deposit.


Please note, we cannot accept any rent in advance of tenancy and rental bidding is not permitted. For more information, please consult <https://www.gov.uk/government/publications/guide-to-the-renters-rights-act/guide-to-the-renters-rights-act>

The particulars on these properties are set out as a general guidance for intended for tenants contracts The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the particulars. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading.

### 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>	72	78
(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	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	64
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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