



197 Redgrave Close, St James Village, Gateshead, Tyne & Wear, NE8 3JT
Offers In The Region Of £95,000



Key features

- GROUND FLOOR FLAT
- TWO DOUBLE BEDROOMS
- WELL PRESENTED FITTED KITCHEN
- MODERN BATHROOM WITH SHOWER
- NO CHAIN
- MODERN NEUTRAL DECOR THROUGHOUT
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- WALKING DISTANCE TO METRO STATION
- GREAT TRANSPORT LINKS



Description

Welcome to this charming ground flat located in the highly sought-after residential estate of Redgrave Close, Gateshead. This delightful property boasts an inviting open plan living area, perfect for both relaxation and entertaining. With two well-proportioned bedrooms, this flat is ideal for couples, small families, or even as a lucrative investment opportunity.

The flat features a modern bathroom, ensuring comfort and convenience for its residents. One of the standout benefits of this property is the off-street parking available for one vehicle, providing ease and security for your transport needs.

Being part of a popular residential estate, you will find yourself in a friendly community with access to local amenities and transport links, making daily life both convenient and enjoyable. Additionally, the property is offered with no onward chain, allowing for a smooth and straightforward purchasing process.

This flat presents an excellent opportunity for those looking to settle in a vibrant area of Gateshead. Do not miss the chance to make this lovely property your new home.



ENTRANCE HALL

13'1 x 5'2

LOUNGE

19'2 x 11'4

KITCHEN

11'4 x 6'6

BEDROOM ONE

10'10 x 10'7

BEDROOM TWO

10'11 x 7'5

BATHROOM

9'7 x 6'3

EXTERNAL

DISCLAIMER SALES







The particulars on these properties are set out as a general guidance for intended purchasers or tenants, and do not constitute part of an offer or contract. 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. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. All dimensions, descriptions and distances, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or 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 sales particulars. They may however be available by separate negotiation. 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 Regulations.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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

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