



27 Kelvin Grove, Newcastle Upon Tyne, NE2 1RL
£135,000

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FOR SALE - A purpose built flat well located for access to Newcastle City Centre and local Sandyford amenities. The property includes a Private Entrance and Hallway, Living Room, Kitchen, Two Bedrooms, a shower room. With double glazing, gas central heating, and shared a rear yard, viewing is highly recommended.

SALES INFORMATION

COUNCIL TAX: A
EPC RATING: D
PRICE: £135,000
PROPERTY TYPE: Two Bedroom Ground Floor Flat.
CONSTRUCTION: Standard.
UTILITIES: All mains.
PARKING: On Street Parking. Permit may be required.

LOCATION

The flat is located on Kelvin Grove, a popular street located within Sandyford. Sandyford is a highly popular area of Newcastle upon Tyne.

DESCRIPTION

The property is a traditional two bedroom ground floor mid terrace ' Tyneside ' style flat. Accommodation also includes a living room, fitted kitchen and shower room with WC. Other features to note includes central heating to radiators and UPVC double glazing. Externally there is a yard to the rear. The property is ideal for owner occupiers or investors being in a prominent rental location.

ACCOMODATION

Ground Floor

Entrance Lobby

Door to:-

Hall

Understairs cupboard.

Bedroom One

14'5" x 14'1" plus bay window (4.4m x 4.3 plus bay window)
Bay Window. UPVC double glazed. Double Radiator.

Bedroom Two

9'10" x 8'10" (3m x 2.7m)
UPVC double glazed window. Single radiator. Central Heating Boiler.

Lounge

13'5" x 12'9" (4.1m x 3.9m)
UPVC double glazed. Double Radiator.

Kitchen

10'5" x 6'6" (3.2m x 2m)
Range of white wall and floor storage units complimenting work tops, integrated oven and hob. Plumbed for washing machine. UPVC double glazed. Double Radiator.

Shower Room

7'6" x 4'7" (2.3m x 1.4m)
White wash hand basin, WC and shower cubicle. Extractor fan. UPVC double glazed. Single Radiator.

EXTERNAL

Shared yard to rear.

TENURE

Long Leasehold to be created.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating for the property is 65 (D). A full copy of the report is available upon request.

MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser will be required to provide two forms of identification and proof of the source of income.

PROPERTY REDRESS SCHEME

R A Jackson & Son LLP are part of The Property Ombudsman. Membership number T01923.

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