



## 2 bed lower flat to buy in NE4

Wingrove Avenue, Fenham , Newcastle upon Tyne, Tyne and Wear, NE4 9AH

# £85,000

🏠 x2 🚗 x1 🚲 x1

On Street parking

## Property features

- ✓ Ground Floor Flat
- ✓ Two Bedrooms
- ✓ Viewing Recommended
- ✓ EPC Rating C

## Key Information

✓ Council Tax: Band A

✓ EPC Rating: C

## Description

Situated on Wingrove Avenue in the popular area of Fenham, Newcastle upon Tyne, this two-bedroom ground floor flat presents an excellent opportunity for investors or buyers looking for a renovation project.

The property offers spacious accommodation briefly comprising a lounge, kitchen, two bedrooms and a bathroom, along with access to a private rear yard. While the property does require modernisation and improvement throughout, it offers fantastic potential for those looking to add value.

Wingrove Avenue is well positioned for access to a range of local amenities including shops, supermarkets, cafes and schools, with further shopping and leisure facilities available in nearby Fenham and Newcastle City Centre. The area also benefits from excellent transport links, with regular bus routes providing easy access into the city centre, universities and surrounding areas. Leazes Park, Nuns Moor Park and Newcastle General Hospital are also within convenient reach.

Due to the condition of the property, cash buyers are advised.

Early viewing is recommended to appreciate the potential this property has to offer.


Council Tax Band: A

Price: £85,000

Property Type: Lower Flat

Parking: On Street



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	76
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

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Contact your local branch today for more information on this property:

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