





- Terraced Bungalow
- Two Bedrooms
- Patio Garden
- Sought After Location
- Furnished or Unfurnished
- Available NOW
- Excellent Transport Links
- Close To Local Amenities
- Video Tour Available
- MUST BE VIEWED





**\*\* Video Tour on our YouTube Channel | <https://youtu.be/1k1XsBwTDoQ> \*\***

Jan Forster Estates are delighted to present to the rental market this well presented terraced bungalow which offers beautiful accommodation on Henry Street, Gosforth. Available NOW and offered on either a furnished or unfurnished basis.

The property briefly comprises:- entrance hallway, two good sized bedrooms; bedroom one with built-in wardrobes, stylish bathroom, lounge which gives access to the rear garden, and integrated kitchen with fitted wall and floor units. Externally there are easy to maintain patio gardens to the front and to the rear. The bungalow further benefits from double glazing, gas central heating and also has a dedicated parking space.

This is an excellent location with easy access to Gosforth High Street and the Metro Service is only a short walk away; offering quick and easy travel to Newcastle City Centre in a few minutes.

For more information and to book a viewing please call our lettings team on 0191 236 2070.

**COVID-19 Guidelines**

Although it is not mandatory, we do recommend that viewers wear appropriate PPE to protect themselves and others.

Council Tax band \*B\*

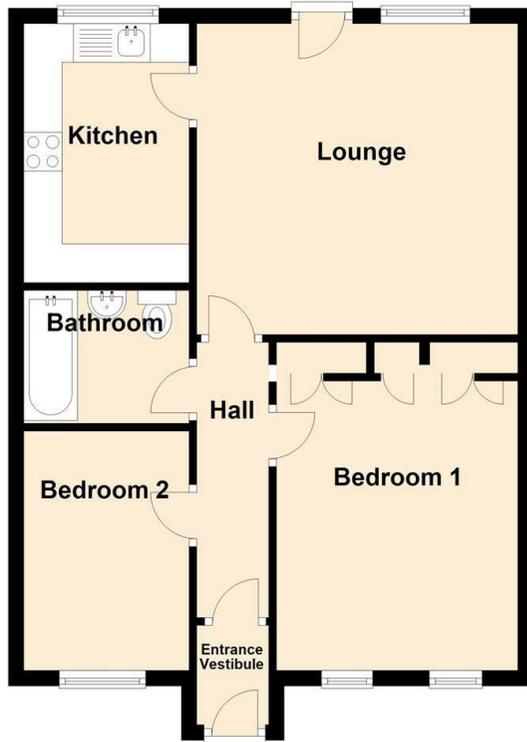


Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded down to the nearest £5.00**. This Holding Deposit will be off-set against the first month's rental payment received.

The Holding Deposit is non-refundable should you fail the Right To Rent checks, you provide misleading information, you withdraw from the property or you fail to take reasonable steps to enter into a tenancy within the agreed timescale. The Holding Deposit does not constitute the offer of acceptance of a tenancy until such time as successful referencing is completed and the Tenancy Agreement is signed and executed by both parties. We will liaise with you to agree on a start date for the tenancy.

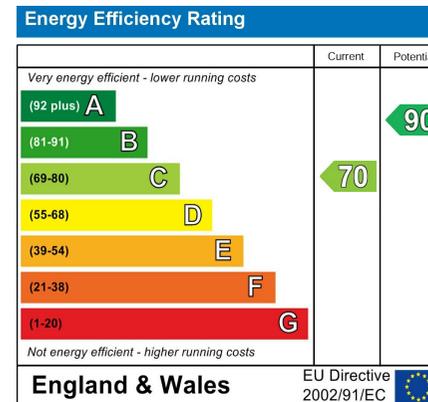
Schedule 2 of the Tenant Fees Act 2019 – Treatment of the Holding Deposit – governs how we deal with the Holding Deposit. This Schedule applies where a Holding Deposit is paid to either a Landlord or Letting Agent in respect of a proposed tenancy of housing in England. In this Schedule, 'the deadline for agreement' means the fifteenth day of the period beginning with the day on which the Landlord or Letting Agent receives the Holding Deposit. Unless both parties agree otherwise, this Holding Deposit must be returned to you if it is decided by the Landlord or Letting Agent not to proceed with the tenancy after a Holding Deposit has been paid. The deposit must be returned to you no later than 7 days after a decision is made not to proceed.

### Ground Floor



## The difference between house and home

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