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- In Need of Modernisation
- Ground Floor Flat
- No Onward Chain
- Walking Distance to Gosforth High Street
- Two Bedrooms
- Sought After Location
- Shared Rear Yard





**** Video Tour on our YouTube Channel | <https://youtu.be/5Z91JVIRfp0> ****

TWO BEDROOMS | NO ONWARD CHAIN | GROUND FLOOR FLAT

Jan Forster Estates present to the market this ground floor two bedroom flat on the sought after Hyde Terrace in South Gosforth just a few moments' walk from Gosforth High Street. In need of modernisation this property represents an ideal investment opportunity for a potential landlord or a great purchase for a first time buyer looking to put your own stamp onto the property.

The property briefly comprises:- entrance vestibule into the hallway, bedroom one with feature fireplace, lounge which has access to the under stair store, bedroom two, and kitchen with floor and wall units which leads to the shower room with stand-alone shower.

Externally there is a small town garden to the front and a shared yard to the rear.

For sale by Modern Method of Auction: Starting Bid Price £120,000 plus Reservation Fee.

This property is for sale by The Great North Property Auction powered by iam-sold.

For more information please call our Gosforth team on 0191 236 2070.

Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Covid-19 Viewing Guidelines

For the safety of our clients, yourselves and our staff we are currently only allowing viewings to go ahead if viewers wear appropriate PPE (masks and gloves). Social distancing rules must also be adhered to at all times. Where possible we will encourage vendors to leave the property while the viewing is going ahead. We also will only allow 2 people to view a property at any one time. We may share contact numbers where requested by NHS to prevent the spread of Covid-19.

Council Tax band *C*





Lounge 12'0" x 13'2" (3.66 x 4.03)

Kitchen 7'10" x 7'6" (2.39 x 2.30)

Bedroom One 13'3" x 15'1" (4.05 x 4.62)

Bedroom Two 10'10" x 8'2" (3.32 x 2.50)

Auctioneers Comments

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	75
England & Wales <small>EU Directive 2002/91/EC</small>		

The difference between house and home

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