







- Three Bedrooms
- Available NOW
- Unfurnished
- Terraced Home
- Sought After Location
- Lounge/Diner
- Gardens
- Council Tax Band B
- Must Be Viewed
- Call 0191 236 2070







### THREE BEDROOMS | TERRACED HOME | KITCHEN DINER | AVAILABLE NOW

Jan Forster Estates welcome to the market this stunning three bedroom mid terrace house located on the ever popular Mary Agnes Street within the Coxlodge area of Gosforth.

The property is conveniently placed for easy access to a wealth of local amenities and facilities including well regarded schools, shops and public transport links to Gosforth and Newcastle city centre.

Briefly comprising to the ground floor:- entrance hallway, lounge with under stair store, stunning breakfasting kitchen with floor and wall units offering ample work surface area. Off the landing to the first floor there are three bedrooms and the family three piece bathroom with shower over the bath.

Externally there is on street parking at the front with a private garden and an enclosed rear garden.

For more information and to book a viewing please call our 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\*.







## The difference between house and home

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[www.janforsterestates.com](http://www.janforsterestates.com)

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

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		

Gosforth

0191 236 2070

Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

0191 487 0800

Property Management Centre

0191 236 2680

