





- Immaculately Presented
- Enclosed Rear Garden
- Spacious Lounge
- Must be Viewed
- Unfurnished
- Two Double Bedrooms
- Driveway for Two Cars
- High Gloss Kitchen
- Council Tax Band *B*
- Available 2nd May





IMMACULATE THROUGHOUT | OFF-STREET PARKING FOR TWO CARS | UNFURNISHED

Immaculately presented semi detached house on Elder Grove at City Edge. The property is just a short drive from Newcastle city centre and provides great access to the Central Motorway, A1, and an abundance of public transport and local amenities. The high-quality homes are perfect for those looking to get onto the property ladder or looking for more space for their family to grow.

The property briefly comprises:- entrance hall, spacious bright and airy lounge, modern kitchen diner with fitted wall and floor units and French doors leading out to the rear garden. There is also a handy ground floor WC.

Off the landing, to the first floor, there are two generous double bedrooms; bedroom one with a walk-in cupboard, and a family three piece bathroom WC with a shower over the bath.

Externally there is a driveway to accommodate two cars as well as side access to the rear garden. The rear garden has a lovely seating area; ideal for entertaining during those warm summer nights.

This stunning home must be viewed. To book your viewing please call our team on 0191 236 2070.

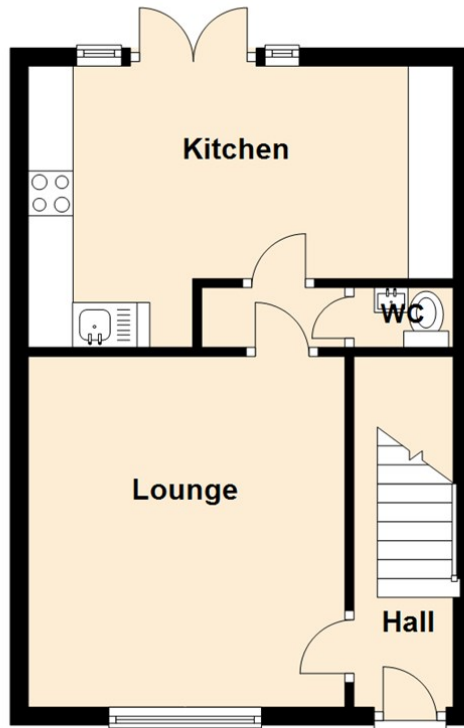
COVID-19 Guidelines

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

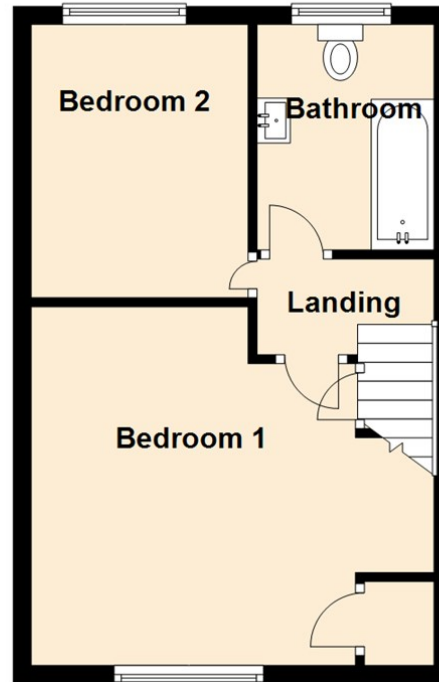
Council Tax band *B*



Ground Floor



First Floor



The difference between house and home

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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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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



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