







2



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- Two Double Bedrooms
- Off Street Parking
- Sought After Location
- Available NOW
- MUST BE VIEWED
- Unfurnished
- Semi Detached Home
- Ground Floor WC
- Council Tax Band \*A\*







**\*\* Video Tours on our YouTube Channel | <https://youtu.be/vAyk90fmac> \*\***

**TWO BEDROOMS | NO ONWARD CHAIN | ALLOCATED PARKING**

Jan Forster Estates are delighted to welcome to the market this stunning two bedroom semi detached home on Magnolia Drive, City Edge, with off-street parking, ground floor WC and private rear garden.

City Edge is only 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. You can enjoy green open-space walks at Newcastle Town Moor, just five minutes from your doorstep, or explore hiking trails and a play area at Exhibition Park – perfect for a family day out.

Internally the property briefly comprises to the ground floor:- entrance hall, lounge, kitchen diner with wall and floor units, integrated oven and hob, under stair store and French doors onto the garden. There is also a ground floor WC. Off the landing to the first floor, there are two generous bedrooms; both spanning the width of the property, and there is a three piece family bathroom with shower over the bath.

Externally there is a small, easy to maintain town garden to the front with allocated off street parking. To the rear there is an enclosed garden with patio area, ideal for entertaining during those warm summer nights.

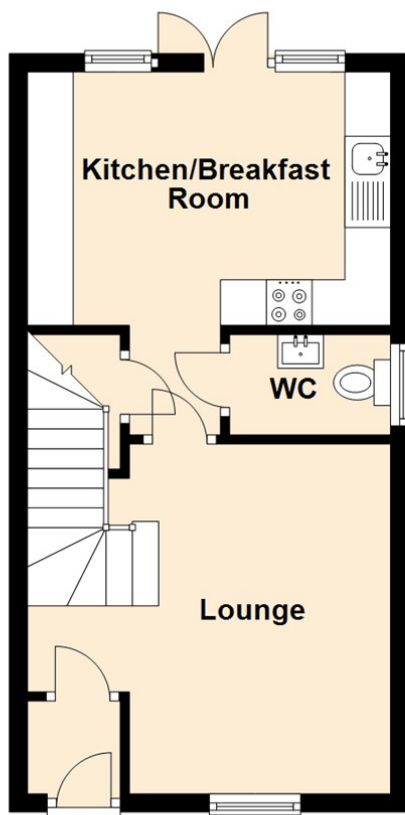
For more information and and to book a viewing please call our team on 0191 236 2070.

Council Tax band \*A\*.

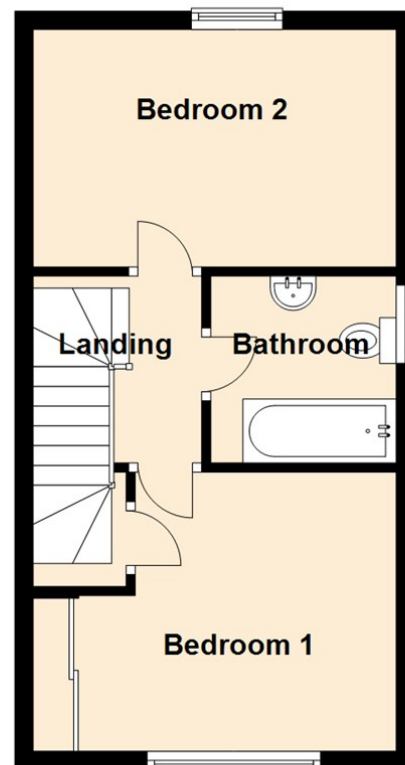




## Ground Floor



## 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 paid. The deposit must be returned to you no later than 7 days after a decision is made not to proceed.

| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   | <b>97</b> |
| (81-91) <b>B</b>                            | <b>83</b>   |           |
| (69-80) <b>C</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>                  | 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



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

