





- **Ground Floor Flat**
- **Well Presented**
- **Exposed Brick Fireplace**
- **Private Rear Yard**
- **Sought After Location**
- **Two Bedrooms**
- **No Onward Chain**
- **Modern Fitted Kitchen**
- **Ample Storage**
- **Must be Viewed**





** Video Tour on our YouTube Channel | <https://youtu.be/X8HSOo4tiso>
**

Jan Forster Estates are delighted to present this well presented ground floor flat on Addycombe Terrace. The property will appeal to a variety of buyers and is offered for sale with the benefit of no onward chain.

The location is in a desirable part of Heaton, close to excellent transport links and local amenities on and around Chillingham Road with easy access to Newcastle Business Park and the City Centre.

The accommodation briefly comprises: - entrance hallway, lounge with exposed brick feature fireplace and two storage cupboards, a modern fitted kitchen with integrated oven and hob, shower room with sink integrated within the WC, and two good-sized bedrooms; bedroom one with a large bay window. The property also benefits from gas central heating and double glazing. Externally there is a private rear yard with an outbuilding for storage.

Early viewings come highly recommended. For more information and to book a viewing please call our Heaton branch on 0191 270 1122.

Tenure

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

Council Tax band *A*.



Lounge 13'4" x 11'6" (4.08 x 3.52)

Kitchen 6'11" x 7'2" (2.13 x 2.19)

Bedroom One 12'0" x 14'6" (3.67 x 4.42)

Bedroom Two 7'10" x 9'11" (2.39 x 3.03)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(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	

The difference between house and home

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