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- Popular Location
- Three Bedrooms
- Unfurnished with White Goods
- Rear Yard
- Viewing Recommended
- Terraced Home
- Available Now
- Three Storey Living
- Close To Amenities
- Call For More Information





This delightful, three-bedroom, terraced home is situated on Lambert Square in Coxlodge and is available now, on an unfurnished basis, with white goods.

The property is ideally located for access to excellent public transport links and a range of local amenities, including shops, supermarkets, a gym with swimming pool, a library, and well-regarded schools. Further amenities can be found in nearby Central Gosforth, Kingston Park, and Newcastle City Centre.

Internally, the property briefly comprises a bright and airy lounge and a kitchen diner fitted with a range of wall and floor units, with access to the rear yard.

To the first floor are two double bedrooms, with the main bedroom benefiting from fitted wardrobes, alongside a modern family bathroom with a shower over the bath. The second floor provides a further bedroom and a separate office area, offering additional flexibility for home working or other needs.

Externally, the property benefits from a rear yard. Additional features include gas central heating and double glazing.

For further information or to arrange a viewing, please contact our team on 0191 236 2070.

Council Tax Band: A



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.

The difference between house and home

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

Contact Us: 0191 236 2070

