



### 3 bed upper flat to buy in NE4

Wingrove Avenue, Fenham, Newcastle upon Tyne, Tyne and Wear, NE4 9AA

**£95,000**

 x3  x1  x1

Tenure

**Leasehold**

On Street parking

### Property features

- ✓ Three Bedroom Upper Flat
- ✓ Popular Location
- ✓ Close to Amenities
- ✓ Viewing Recommended
- ✓ EPC Rating D

## Key Information



Council Tax: Band A



EPC Rating: D

## Description

A three-bedroom upper flat situated on the ever-popular Wingrove Avenue in Fenham, Newcastle upon Tyne.

Set within a sought-after residential area, the property is ideally located close to a wide range of local amenities, schools, and excellent transport links, making it a convenient choice for a variety of buyers. Offering spacious accommodation throughout, this property is likely to appeal to both owner-occupiers and investors alike.

The accommodation briefly comprises: entrance hallway, comfortable lounge, fitted kitchen, bathroom, and three bedrooms.

An excellent opportunity to acquire a generously sized home in a popular and well-connected location.

Council Tax Band: A

Tenure: Leasehold

Price: £95,000

Property Type: Upper Flat

Parking: On Street



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 75                      |
| (55-68) <b>D</b>                            | 67      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

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Contact your local branch today for more information on this property:

**32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, [admin@kavanaghhayes.co.uk](mailto:admin@kavanaghhayes.co.uk), [www.kavanaghhayes.co.uk](http://www.kavanaghhayes.co.uk)**

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