



## 2 bed detached bungalow to buy

Oliver Avenue, Fenham , Newcastle upon Tyne, Tyne and Wear, NE4 9HQ

# £225,000

🏠 x2 🚗 x1 🚗 x2

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ Detached Bungalow
- ✓ Two Bedrooms
- ✓ Conservatory
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

Rarely available two bedroom detached bungalow located on the popular Oliver Avenue, Fenham. The property offers an abundance of local amenities, great transport facilities and good access to Newcastle city centre. The property has been extensively updated, benefitting from a modern fitted kitchen, two conservatories and a well presented bathroom. The accommodation briefly comprises: entrance hallway, lounge, kitchen, two bedrooms, two conservatories and bathroom. Externally there are gardens to three sides and a garage. The property has extensive off street parking. For more information contact the West Road branch on 0191 272 5880.

Council Tax Band: B

Tenure: Freehold

Price: £225,000

Property Type: Detached Bungalow

Parking: Driveway & Garage

Heating: Gas

## Entrance Hall

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### Lounge

6.80m x 3.40m (22'3" x 11'1")



### Kitchen

4.10m x 2.90m (13'5" x 9'6")



### Conservatory Side

6.40m x 2.50m (20'11" x 8'2")



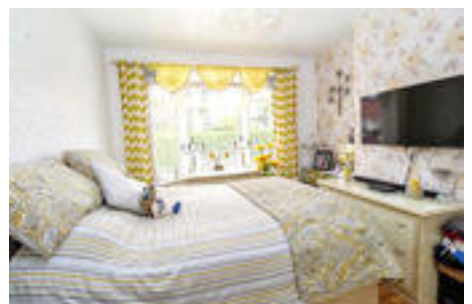
### Conservatory Rear

2.90m x 3.30m (9'6" x 10'9")



### Bedroom One

4.70m x 3.40m (15'5" x 11'1")



## Bedroom Two

2.70m x 3.30m (8'10" x 10'9")



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## Bathroom



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## Garage

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## External





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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