



## 2 bed lower flat to buy in NE8

Villa Place, Bensham, Gateshead, Tyne and Wear, NE8 1RY

**£80,000** Offers Over

 x 2  x 1  x 1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Double Fronted Ground Floor Flat
- ✓ UPVC Double Glazing
- ✓ Gas Central Heating
- ✓ Two Bedrooms
- ✓ EPC Rating D

## Key Information

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

## Description

Located just off the vibrant Coatsworth Road, this double-fronted ground floor flat offers a highly convenient setting with excellent access to a wide range of local amenities, including a variety of multicultural shops and services. Regular bus routes are within easy reach, and both the A1 and Team Valley are just a short drive away, making commuting straightforward and efficient.

The property features wood-effect UPVC double glazing, gas central heating, and a private rear yard, adding to its appeal. The accommodation includes an entrance hall, a comfortable lounge, a well-appointed kitchen, two bedrooms, and a bathroom.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 964

Ground Rent Review Period: A Peppercorn

Service Charge Review Period: none

Price: Offers Over £80,000

Property Type: Lower Flat

Parking: On Street

Heating: Gas

## Entrance Hall

Built in storage cupboard, UPVC double glazed door



## Lounge

5.90m x 4.20m (19'4" x 13'9")

UPVC double glazed bay window, radiator, oak type cupboards set into the alcove for handy storage, coal effect stove inset to the chimney breast, wood type flooring



## Kitchen

2.80m x 2.80m (9'2" x 9'2")

Fitted white wall and base units, five ring gas hob with extractor over and built in electric oven, white sink and drainer with mixer tap, integrated fridge, UPVC double glazed window and door leading to the rear yard



## Bedroom One

3.00m x 4.40m (9'10" x 14'5")

UPVC double glazed window, radiator



## Bedroom Two

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

UPVC double glazed window



## Bathroom

3.00m x 1.50m (9'10" x 4'11")

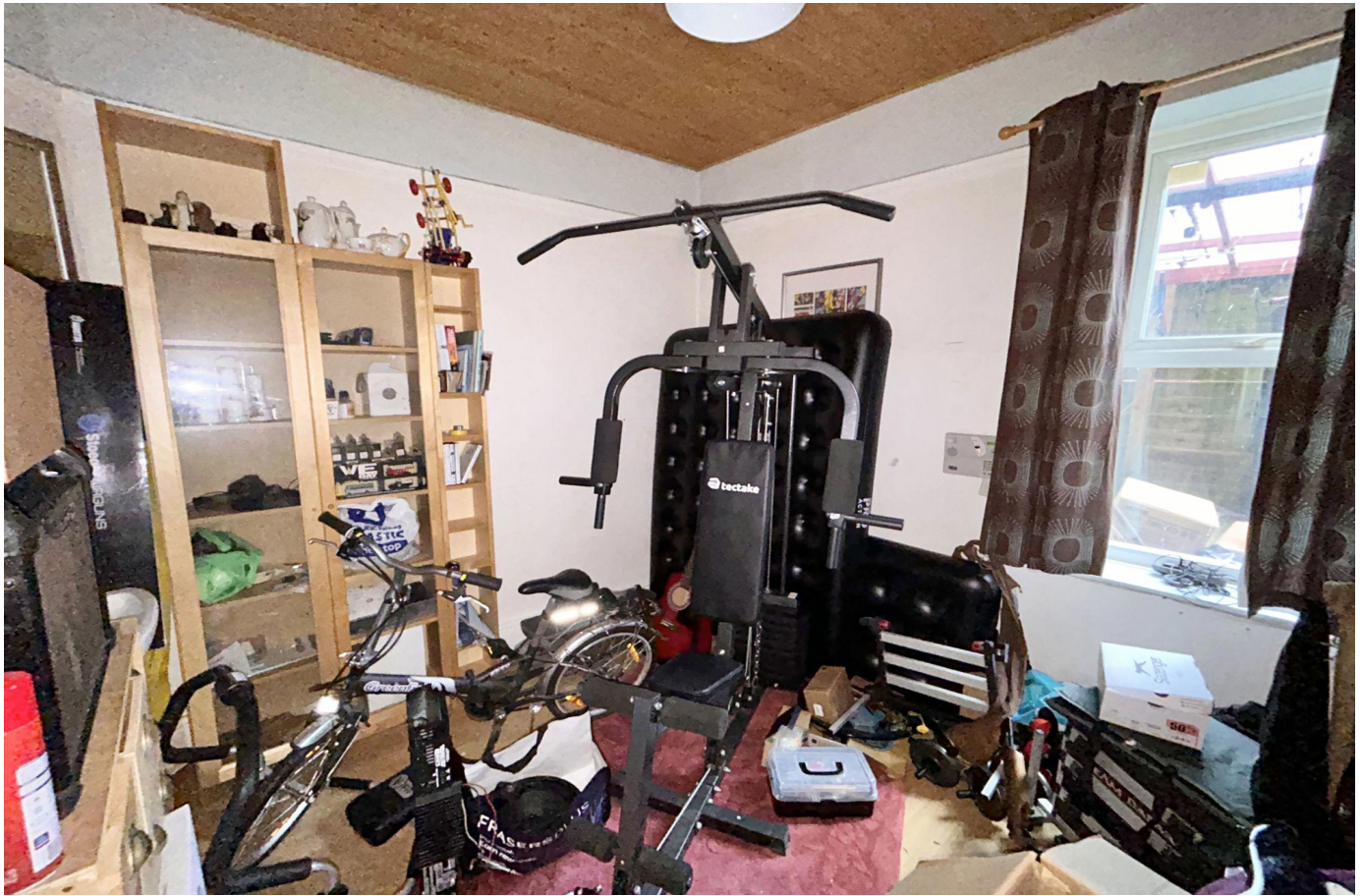
Corner spa bath, vanity wash basin, WC with concealed cistern, part tiled, ladder heated towel rail, space for automatic washing machine




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## External

Covered yard to rear



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>		78
(55-68) <b>D</b>	67	
(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:

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