



2 bed ground floor flat to buy in

Claremont South Avenue, Bensham,
Gateshead, Tyne and Wear, NE8 1RJ

£60,000 Starting Bid

 x2  x1  x1

Tenure

Leasehold

On Street parking

Property features

- ✓ Sold Tenanted £7800pa Income
- ✓ UPVC Double Glazing
- ✓ Gas Central Heating
- ✓ Two Bedrooms
- ✓ EPC Rating C

Key Information

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

Description

To be sold with a sitting tenant enjoying a current annual income of £7800, this two bedroom ground floor flat is conveniently located close to local amenities, and with the Team Valley, Newcastle and Gateshead easily accessible, it is a great location. The property has UPVC double glazing, gas central heating and a rear yard.

The accommodation comprises an entrance hall, lounge, kitchen, two bedrooms and a bathroom.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 986

Price: Starting Bid £60,000

Property Type: Ground floor flat

Parking: On Street

Heating: Gas

Entrance Hall

Radiator, under stairs cupboard



Lounge

3.70m x 3.90m (12'1" x 12'9")

UPVC double glazed window, radiator



Kitchen

3.30m x 1.90m (10'9" x 6'2")

Fitted wall and base units, space for gas cooker with extractor over, stainless steel sink, UPVC double glazed window, space for automatic washing machine



Bathroom

1.70m x 2.30m (5'6" x 7'6")

Bath with electric shower over, WC, wash basin, two UPVC double glazed windows



Bedroom One

4.00m x 3.80m (13'1" x 12'5")

Fitted wardrobes, radiator, UPVC double glazed window



Bedroom Two

2.60m x 2.40m (8'6" x 7'10")


UPVC double glazed window, radiator,



External

Yard to the rear



| Energy Efficiency Rating | | |
|--|---------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 71 | 75 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |

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

**19 West St. Marys Gate, Grimsby, Lincolnshire, DN31 1LE, Tel: 01472 311 113,
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