



## 2 bed ground floor flat to buy in

Clara Street, Benwell, Newcastle upon Tyne, Tyne and Wear, NE4 8PY

**£50,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

 EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Arrange a viewing

Darren Porter  
Senior Valuer  
West Road

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

For sale by online unconditional auction. Terms and conditions apply.

A two-bedroom ground floor flat located on Clara Street, Benwell, Newcastle upon Tyne. Offered for sale as a tenanted investment. The property is located in a selective license area, further details can be obtained from Newcastle city council website. The accommodation comprises an entrance hallway, lounge, kitchen, two bedrooms and bathroom. The property is well positioned for access to local amenities and transport links. The property would benefit from some upgrading.

Early viewing is recommended.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 961

Ground Rent Review Period: Peppercorn Ground Rent

Price: Starting Bid £50,000

Property Type: Ground floor flat

Parking: On Street

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

## Entrtance Hall

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### Lounge

4.20m x 3.20m (13'9" x 10'5")



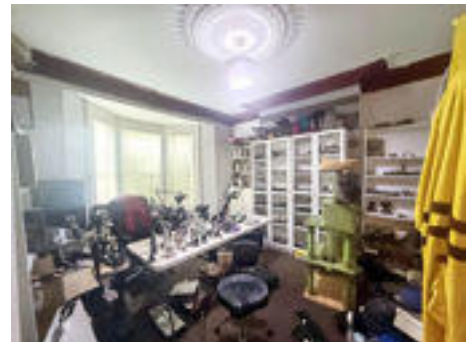
### Kitchen

3.60m x 2.30m (11'9" x 7'6")



### Bedroom One

4.00m x 5.30m (13'1" x 17'4")



### Bedroom Two

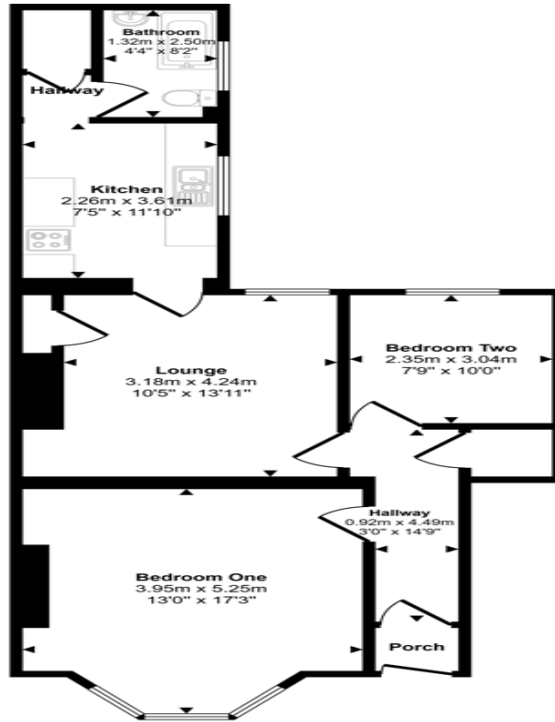
3.10m x 2.40m (10'2" x 7'10")



### Bathroom



Approx Gross Internal Area  
66 sq m / 715 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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>	72	76
(55-68) <b>D</b>		
(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:

**158 West Road, Newcastle Upon Tyne, Tyne & Wear, NE4 9QB, Tel: 0191 2725880,  
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