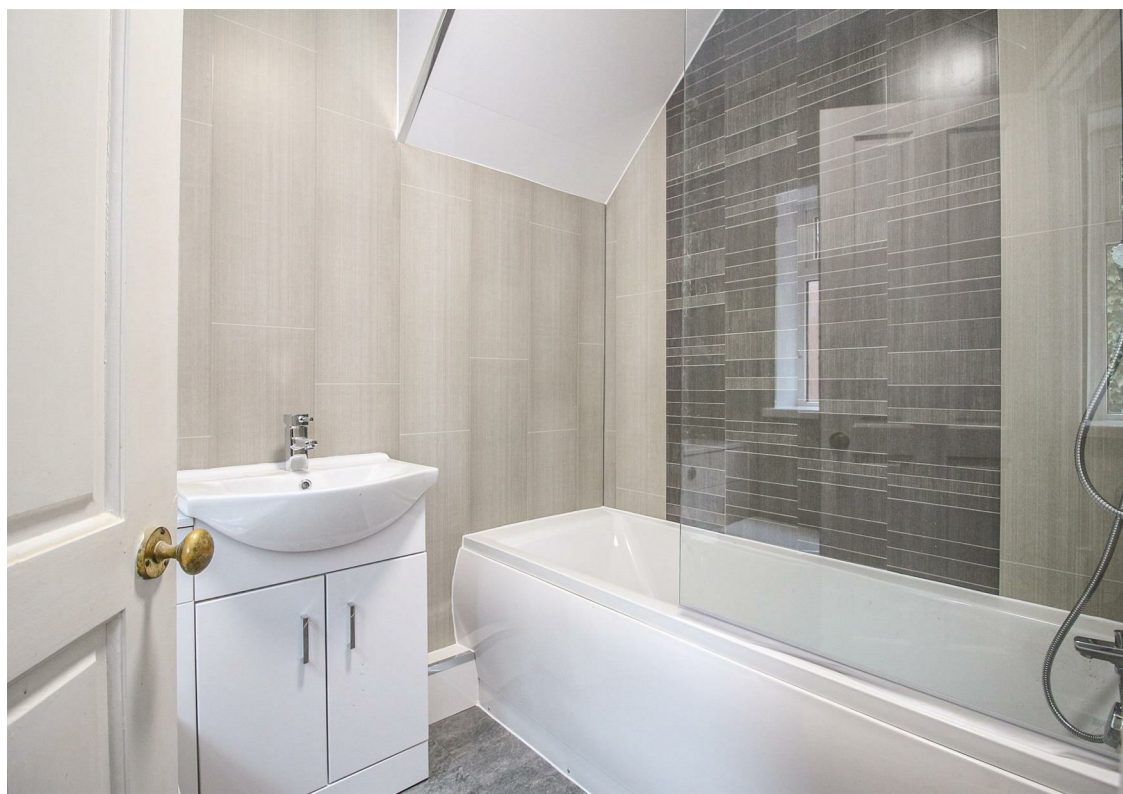








- Ground Floor Flat
- Two Bedrooms
- Off Street Parking
- Double Glazing
- No Onward Chain
- Recently Refurbished
- Private Rear Yard
- Gas Central Heating
- Excellent Location
- **MUST BE VIEWED**







**\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/zSKdtLukNb0> \*\***

### **RECENTLY REFURBISHED | TWO BEDROOMS | GROUND FLOOR FLAT**

Located on Sandringham Road, Jan Forster Estates presents this two bedroom, ground floor flat with secure off street parking and no onward chain.

This South Gosforth property is ideally located walking distance to all local amenities, and less than a 5 minute walk to the South Gosforth metro station which provides quick and easy access into Newcastle City Centre.

This ground floor flat comprises of:- entrance hall with storage, two bedrooms, bedroom one with bay window, lounge, recently refurbished kitchen and bathroom.

A private rear yard with a garage door is also provided which can be used to park a car, therefore having secure off street parking.

For more information on this, or similar properties, please call our Gosforth office on 0191 236 2070.

#### **Covid-19 Viewing Guidelines**

For the safety of our clients, yourselves and our staff we are currently only allowing viewings to go ahead if viewers wear appropriate PPE (masks and gloves). Social distancing rules must also be adhered to at all times. Where possible we will encourage vendors to leave the property while the viewing is going ahead. We also will only allow 2 people to view a property at any one time. We may share contact numbers where requested by NHS to prevent the spread of Covid-19.



Ground Floor



Lounge 13'10" x 12'0" (4.23 x 3.68)

Kitchen 6'10" x 8'5" (2.09 x 2.57)

Bedroom 1 14'11" x 13'10" (4.55 x 4.22)

Bedroom 2 8'7" x 10'3" (2.63 x 3.13)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

## The difference between house and home

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Gosforth 0191 236 2070  
 Newcastle 0191 284 4050  
 Forest Hall 0191 605 3134  
 High Heaton 0191 270 1122  
 Low Fell 0191 487 0800  
 Tynemouth 0191 257 2000  
 Whitley Bay 0191 251 3000  
 Property Management Centre 0191 236 2680



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