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£ 185,000

15 Ovingham Gardens, Wideopen, Newcastle upon Tyne

Ovingham Gardens is a beautiful residence situated in Wideopen. This delightful bungalow has a warm, inviting atmosphere for a potential family / retirement home.

Upon entering this home you'll be welcomed into a compact hall which leads onto the kitchen and living area.

The living area is very spacious with a large bay window to let in all the natural light. The modern kitchen is located to the rear of the property and has plenty work space, as well as storage.

The bungalow includes 2 good sized bedrooms. One bedroom features a large bay window which allows in a lot of natural light and offers pleasant views of the garden. The modern style bathroom gives the perfect relaxation space.

To the rear there is a large garden with ramp access into the property. The detached garage would be ideal for storage. To the front there is a paved driveway which allows for off-street parking.

This bungalow is definitely not one to be missed!

Newcastle City Centre ... 7.9 Mile

Whitley Bay ... 9.1 Mile

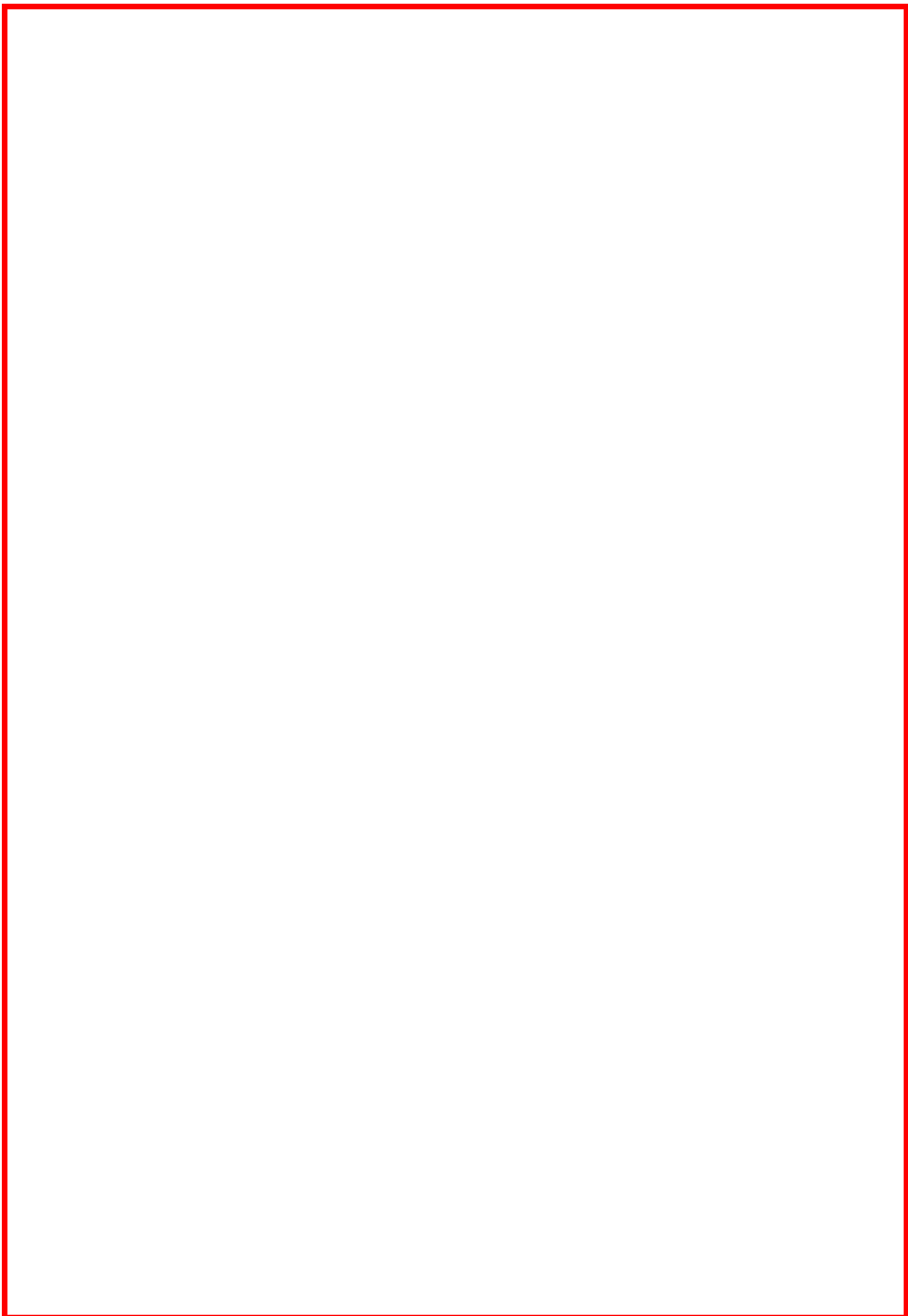
Hazelwood Community Primary School ... 0.2 Mile

Gosforth Academy ... 2.9 Mile

RVI Hospital ... 7.4 Mile

Council Tax Band - B

EPC Rating - D - Full details upon request



15 Ovingham Gardens, Wideopen, Newcastle upon Tyne

ENTRANCE HALL 1.6m x 1.96m (5' 3'' x 6' 5'')

Passage way with vinyl flooring leads onto the bathroom, main bedroom, dining room and living room.



LIVING ROOM 5.26m x 3.07m (17' 3'' x 10' 1'')

The lounge is situated in the centre of the property with a large bay window which lets in lots of natural light. The room boasts a large fire surround as a main feature to the room. It benefits from socket points, radiator and tv point.



KITCHEN 3.07m x 2.26m (10' 1'' x 7' 5'')

The modern kitchen is fitted with cupboards and worktops, partially tiled walls and vinyl floor, mixer taps, integrated dishwasher, built in oven and hob, socket points, and a upvc door which leads to the side access of the property.



MASTER BEDROOM 3.89m x 3.12m (12' 9'' x 10' 3'')

Large rear bedroom over looking the rear garden with carpeted flooring, socket points and radiator.



BEDROOM 2

A second bedroom is at the rear of the property. With a large bay window to allow in natural light. Its carpeted and contains socket points as well as a radiator.



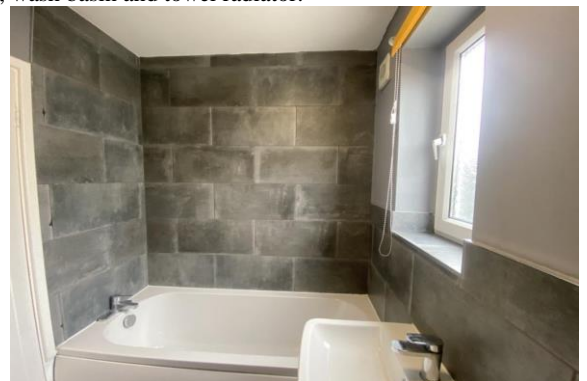
OUTSIDE

Side patio/ Drive way area, leads to the rear garden. Access to the detached garage and also a good size shed. Ramp down from the rear door.



BATHROOM 1.68m x 1.96m (5' 6'' x 6' 5'')

This family bathroom is fully tiled from floor to ceiling, vinyl flooring, bath, WC, wash basin and towel radiator.



W.C.

This family bathroom is fully tiled from floor to ceiling, vinyl flooring, bath, WC, wash basin and towel radiator.



FLOORPLAN

Attached floor plans for 15 Ovingham Gardens



EPC

EPC Rating - D Full report on request

Energy performance certificate (EPC)

Certificate contents

- Rules on letting this property
- Energy performance rating for this property
- Breakdown of property's energy performance
- Environmental impact of this property
- Improve this property's energy performance
- Estimated energy use and potential savings
- Contacting the assessor and accreditation scheme
- Other certificates for this property

15, Ovingham Gardens Wideopen NEWCASTLE UPON TYNE NE15 6JT		Energy rating <div style="border: 1px solid black; padding: 5px; text-align: center; font-size: 2em; font-weight: bold;">D</div>
Valid until 20 August 2027	Certificate number 2698-4007-208-5533-5910	
Property type	Semi-detached bungalow	
Total floor area	59 square metres	

Garage

Detached Garage



AGENTS COMMENTS

The above details are believed to be correct but no warranty or representation is given or made as to their accuracy and they shall not form any part of any contract. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. We recommend purchasers arrange for a qualified person to check all appliances/services/systems before legal commitment. All measurements have been taken as a guide to prospective buyers only, accuracy

cannot be guaranteed. Prospective purchasers are advised to check their accuracy as no liability or responsibility can be accepted by either this company or any member of staff in providing this information.