



James Street, Whickham, Tyne And Wear, NE16 4AW

*****AVAILABLE NOW***** Lovely recently refurbished two bedroom terrace in the popular village of Whickham. The property is available immediately on an unfurnished basis and comprises of entrance porch, open plan lounge/kitchen, utility and bathroom to the ground floor. To the first floor are two double bedrooms and an en-suite W/C. Externally is a small rear yard with parking available on street. Viewing highly recommended. EPC rating D.

*****AVAILABLE NOW*****

Two Bedroom Terrace

Unfurnished

En-suite W/C

Holding Deposit £155

EPC Rating D

£675 per month

Open Plan Lounge/Kitchen 22' 1" x 15' 4" (6.73m x 4.68m) max

Kitchen area fitted with a range of wall and base units, integrated oven/hob.

Utility room 6' 11" x 3' 10" (2.11m x 1.18m)

Space for washing machine and fridge/freezer (not included). Gas fired combi boiler.

Bathroom 6' 11" x 6' 0" (2.11m x 1.84m) max

Bath with shower over, wash basin, W/C, storage cupboard.

Bedroom 1 15' 6" x 10' 8" (4.72m x 3.25m) max

Fitted wardrobes.

Bedroom 2 11' 8" x 11' 3" (3.56m x 3.42m) max

En-suite W/C 4' 0" x 2' 4" (1.23m x 0.70m)

Wash basin, W/C.

Externally

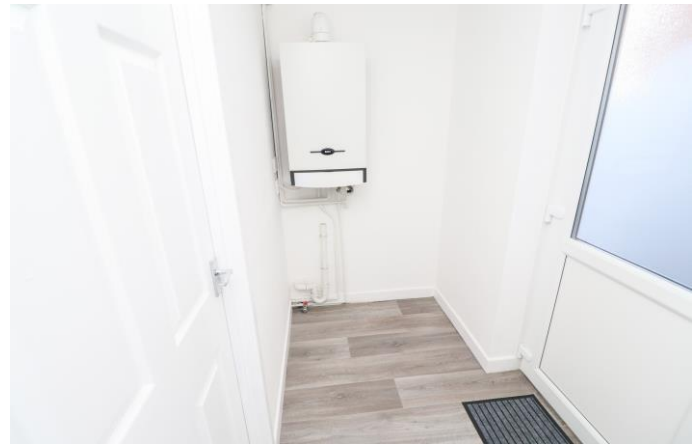
Small yard to rear. Parking available on street.

Additional information

Council tax band A. Minimum tenancy length 6 months.

Holding deposit

This holding deposit secures the property for you while we conduct your reference checks and goes towards your first months rent prior to move in. It is not an additional fee.



EPC Graph (full EPC available on request)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Floorplan

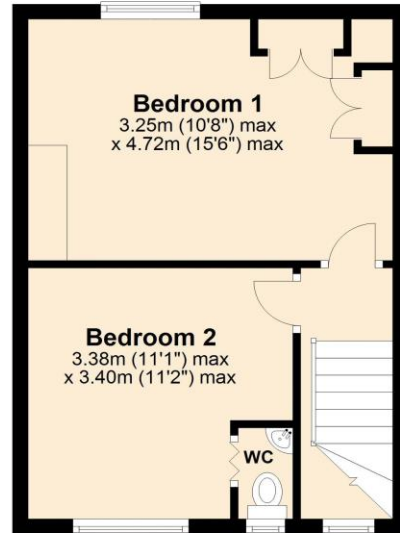
Ground Floor

Approx. 38.4 sq. metres (413.2 sq. feet)



First Floor

Approx. 31.6 sq. metres (340.4 sq. feet)



Total area: approx. 70.0 sq. metres (753.7 sq. feet)

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