



**17 Cowen Street**  
Newcastle Upon Tyne, NE6 4EP

**£625 Per Week**

## 17 Cowen Street

, Newcastle Upon Tyne, NE6 4EP



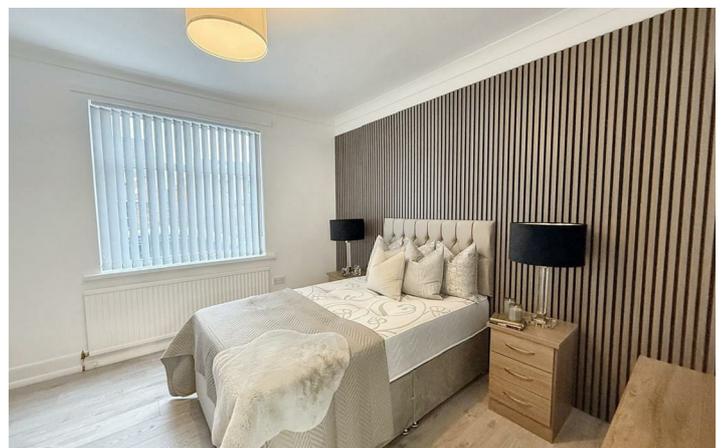
- Wifi, Gas, Electric and Internet Included
- Gas Central Heating
- Double Rooms
- Fully Furnished

- DOUBLE ENSUITE ROOM - SINGLE OCCUPANCY ONLY - BILLS / WIFI / \*CLEANER INCLUDED -

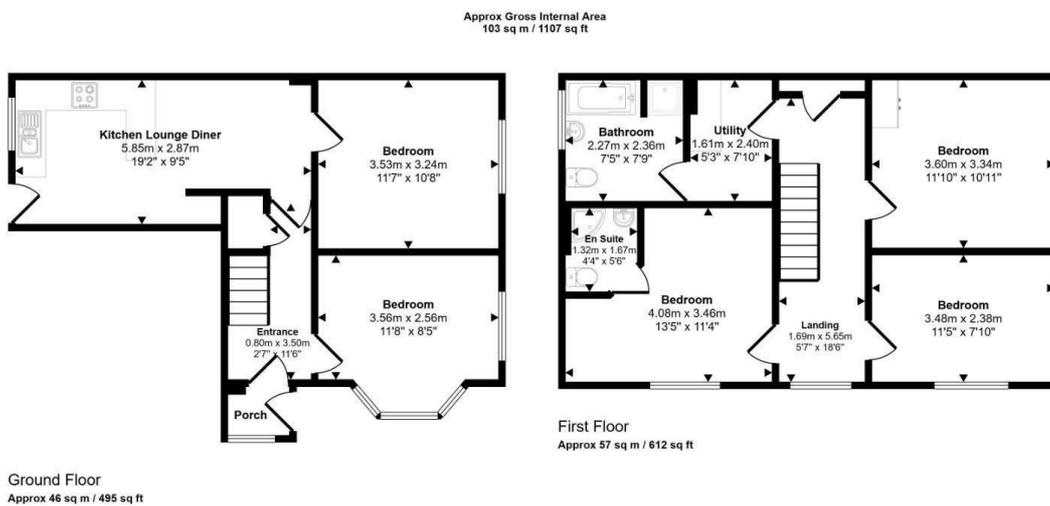
This SPACIOUS ENSUITE room in a beautifully furnished END TERRACE HOUSE SHARE , has been recently refurbished ,with easy access to the city centre, shops, and amenities, plus excellent transport links to the coast and nearby motorways,

Featuring a communal hallway leading to a spacious first-floor landing. with a shared kitchen/living space including ample storage, a fridge/freezer, electric hob and oven, extractor fan, sofa & Smart TV. A separate utility room and a main bathroom with a walk-in shower, bath, sink, and WC. Each double bedroom contains: a double bed, wardrobe, chest of drawers, desk & chair. Additional benefits include: Additional benefits include gas central heating, double glazing, a rear yard and parking on street. ALL BILLS + WIFI + \*Discretionary monthly communal CLEANER INCLUDED.

Viewing essential.



# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	