



48 West Brampton, Newcastle, ST5 2BD

£895 PCM

- Mid Terraced House
- Unfurnished
- Utility Bills are not included
- Two Reception Rooms
- Three Bedrooms
- Pets considered
- Walking Distance to Newcastle Town Centre
- Large Enclosed Rear Garden

48 West Brampton, Newcastle ST5 2BD

A three bedroom mid terraced house located within walking distance of Newcastle Town Centre. The accommodation comprises of; Entrance Hall, two reception rooms, kitchen, three bedroom, family bathroom. To the rear of the property is a good sized enclosed rear garden. The property is offered unfurnished and managed by Hammond Chartered Surveyors.



Council Tax Band: A



ENTRANCE HALL

Tiled floor, door to front

LOUNGE

3.49m x 3.81m (11'5" x 12'5")

Wood flooring, window to front elevation, feature fire place, radiator.

DINING ROOM

3.62m x 4.02m (11'10" x 13'2")

Wood flooring, window to rear, radiator.

KITCHEN

2.41m x 3.17m (7'10" x 10'4")

Tiled floor, window to side, fitted with a range of wall, base and drawer storage units, cooker.

BATHROOM

2.42m x 3.17m (7'11" x 10'4")

Wood floor, window to rear, suite comprising corner bath, shower cubicle, w.c, wash hand basin.

BEDROOM ONE

4.07m x 3.38m (13'4" x 11'1")

Window to the rear, carpeted, radiator.

BEDROOM TWO

3.81m x 3.10m (12'5" x 10'2")

Window to the front, carpeted, radiator.

BEDROOM THREE

2.02m x 2.51m (6'7" x 8'2")

Window to the front, carpeted, radiator.

EXTERIOR

To the rear of the property is an enclosed garden set over 3 levels, storage shed and pedestrian access gate.

Style: Three Bedroom Mid Terraced House

Status: To Let

Availability: Now

Rent: £895.00 per calendar month, monthly in advance by standing order

Holding Deposit: £206.00

Deposit: £1032.00 to be lodged with the Deposit Protection Service

Other Costs: The tenant will be responsible for all normal utilities charges and Council Tax charges

Furnishings: Unfurnished

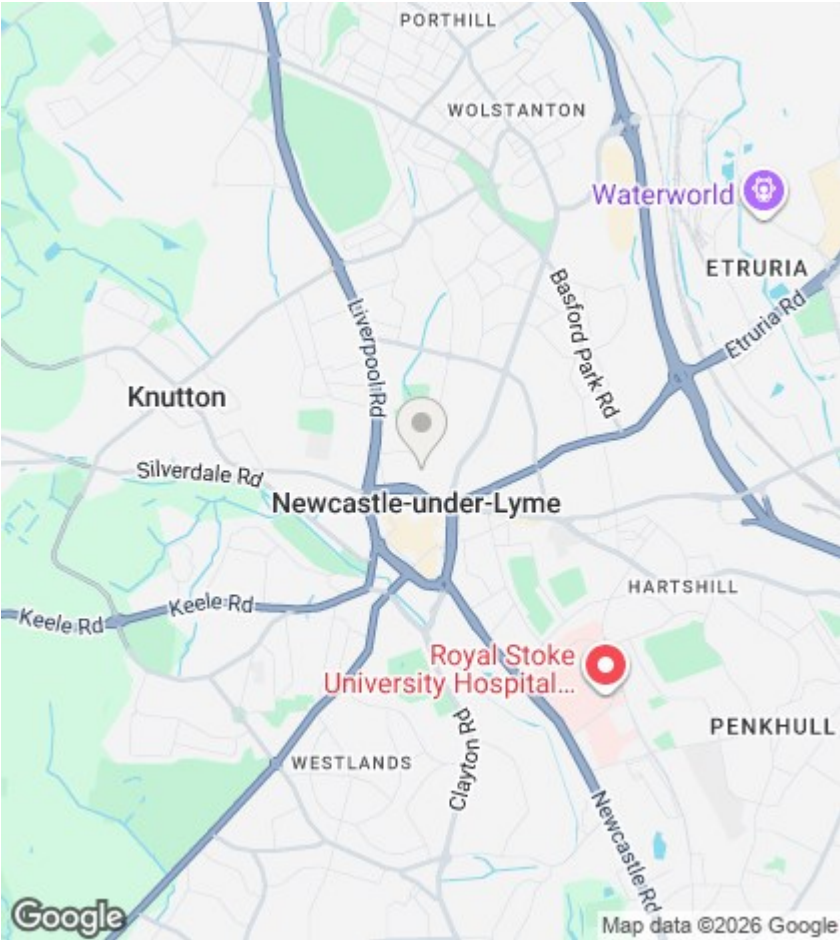
EPC Rating: E

Council Tax Band: Band A

Broadband: FTTP

Mobile Phone Signal: You are likely to have good coverage in the area with the following providers EE, Three, O2, Vodafone

Disclaimer: All room measurements have been taken internally. Unless otherwise stated the property is connected to mains sewerage, water, gas and electricity for domestic purposes. The property is of standard construction.



Directions

Viewings

Viewings by arrangement only. Call 01782 659905 to make an appointment.

EPC Rating:
E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	