



## 35 Priam Close, Newcastle, ST5 8LJ

Offers In The Region Of £250,000

- Selling with NO CHAIN!
- Detached garage
- Double glazed throughout
- Detached bungalow
- Dual driveways
- Private rear garden
- Two bedrooms
- Cul-de-sac location
- Council tax band C

# 35 Priam Close, Newcastle ST5 8LJ

Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market this charming detached bungalow, offering a delightful living experience. With two well-proportioned bedrooms, this property is perfect for those seeking a comfortable and manageable home. The spacious reception room provides a welcoming area for relaxation and entertaining, making it an ideal space for family gatherings or quiet evenings in.

The bungalow features a well-appointed bathroom, ensuring convenience for residents and guests alike. One of the standout features of this property is the detached garage, complemented by dual driveways, providing ample parking space and easy access.

The private rear garden is a true gem, offering a peaceful retreat for outdoor enjoyment. Whether you wish to cultivate a garden, host summer barbecues, or simply unwind in the fresh air, this space caters to all your outdoor needs.



Council Tax Band: C



**Hall**

6'0" x 3'0"

UPVC double glazed door to the side aspect, radiator, loft hatch, storage cupboard.

**Kitchen**

10'5" x 7'5"

UPVC double glazed window to the frontage, units to the base and eye level, cooker point, composite double sink and a half, cream mixer tap, space and plumbing for a washing machine, breakfast bar, space for a freestanding fridge freezer, wall mounted gas fired Worcester boiler, tiled floor.

**Sitting Room**

18'3" x 10'2"

UPVC double glazed bay window to the frontage, radiator, gas fire, marble hearth and surround, wood mantel.

**Bathroom**

6'0" x 4'10"

UPVC double glazed window to the side aspect, panelled bath, brass telephone style mixer tap with hand held shower attachment, electric Triton shower over, glass shower panel, vanity wash hand basin, brass taps, airing cupboard housing the hot water tank.

**Bedroom One**

11'10" x 8'5"

UPVC double glazed window to the rear, radiator, fitted wardrobes, overhead storage, dressing table.

**Bedroom two**

9'3" x 8'3"

UPVC double glazed patio doors to the rear, radiator.

**Externally**

To the frontage, area laid to lawn, detached garage, tarmacadam driveway.

To the side aspect, tarmacadam driveway, gated access to the rear.

To the rear, paved patio, mainly laid to lawn, timber shed, fence boundary.

**Garage**

18'3" x 9'6"

Brick construction, metal up-and-over door, wood glazed pedestrian door to the side aspect, wood glazed window to the side aspect, power and light.

**AML REGULATIONS**

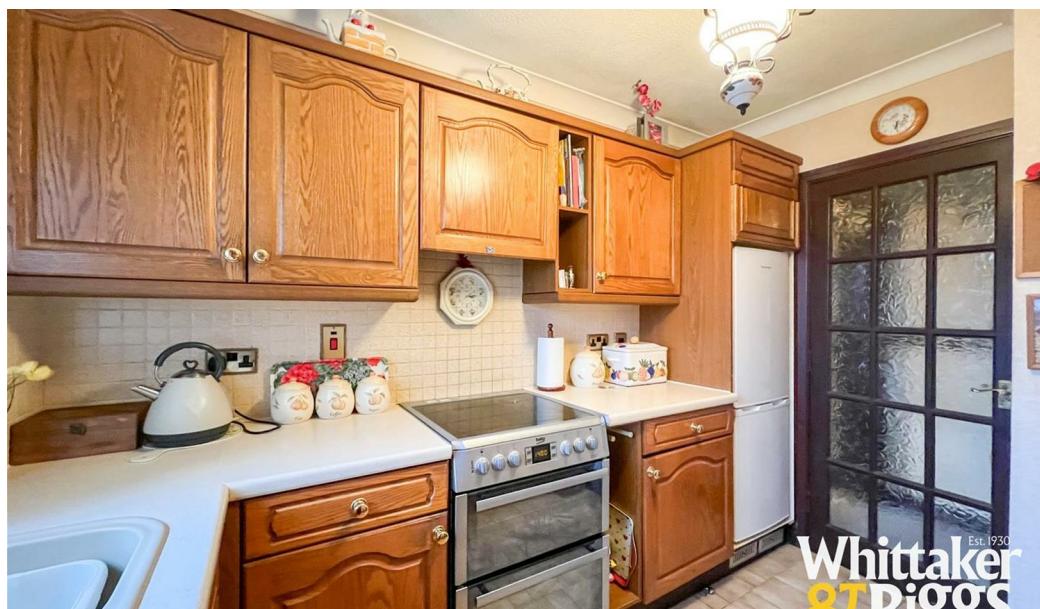
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Whittaker  
& Riggs Est. 1930

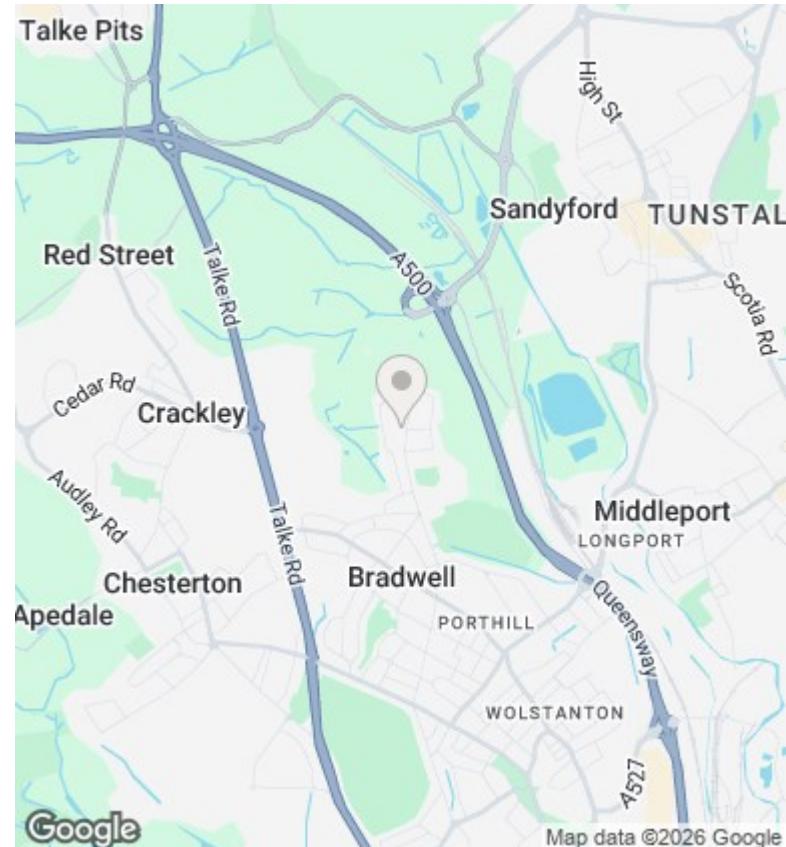


Whittaker  
& Riggs Est. 1930





Whilst every precaution has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures mentioned have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	73
(55-68)	D	
(39-54)	E	62
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC