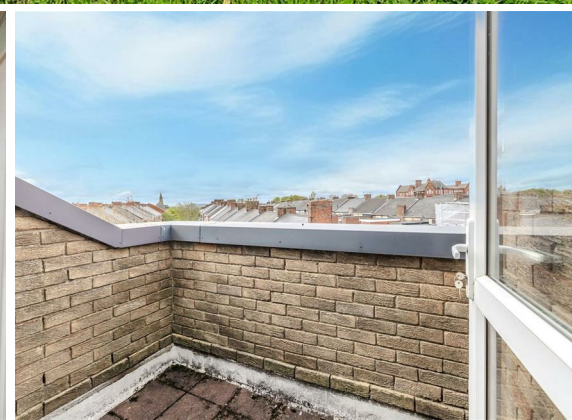


30 Baxterwood Grove  
Fenham  
Newcastle Upon Tyne  
NE4 5HU

Auction Guide  
£35,000



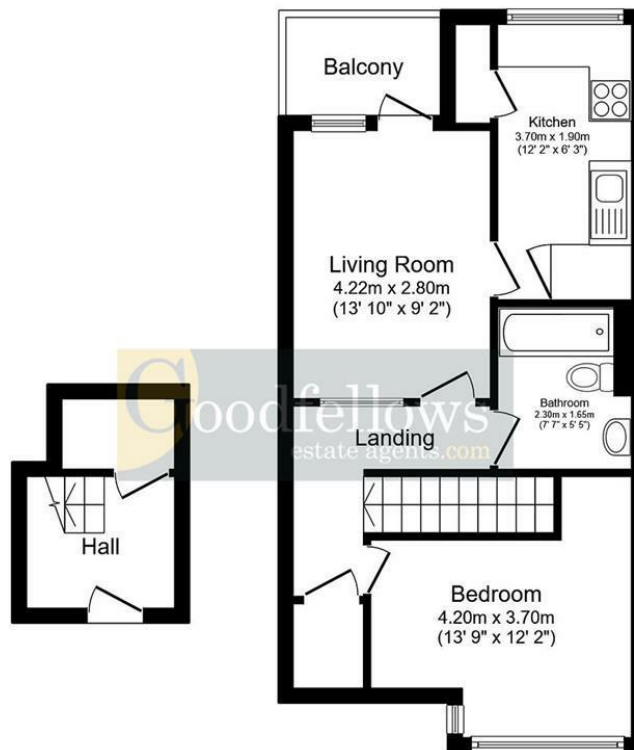
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NE4 5HU

- \*\*\* MODERN METHOD OF AUCTION \*\*\*
- 3rd floor
- Lift access
- Balcony
- Council tax band A

- 1 bedroom flat
- Close to City Centre
- Recently decorated
- Electric heating







**Ground Floor**  
Floor area 5.7 sq.m. (61 sq.ft.)

**First Floor**  
Floor area 43.4 sq.m. (467 sq.ft.)

**Total floor area: 49.0 sq.m. (528 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



**EPC Rating:**  
**Council Tax Band: A**

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements. The agent has not tested any equipment, services, fixtures or fittings and makes no representation regarding their condition.

**CONTACT**

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