



**\*\*AVAILABLE IMMEDIATELY\*\***

**\*\*FURNISHED\*\*** A very well presented, ground floor flat boasting spacious reception rooms and ample outside space. Bavington Drive is conveniently situated close to local schools, a choice of shops and amenities also the local transport links of the Two Ball Lonnen and Netherby Drive providing easy access into Newcastle City Centre.

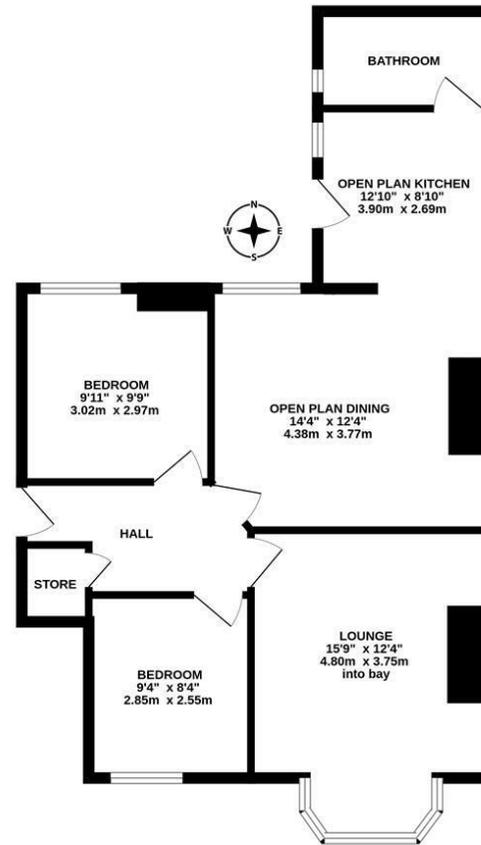
Boasting close to 700 Sq ft the property briefly comprises: entrance hallway with store cupboard; lounge to the front with bay window; two double bedrooms; a second reception space in the form of an open plan dining room/ kitchen, complete with dining room area, alcove shelving, modern kitchen with appliances and access to the rear yard; smart family bathroom WC. Externally there is private outside space both at the front & rear, a lovely garden to the front, laid to lawn with fenced and hedged boundaries, to the rear a yard with fenced boundaries and outside store. Available on a furnished basis, with gas central heating & double glazed windows.

A perfect home for a professional couple, this wonderful property is not to be missed!

Available Immediately | £800pcm | Furnished | Ground Floor Flat | 695 Sq ft (64.6 m<sup>2</sup>) | Two Bedrooms | Lounge | Open Plan Dining Room/ Kitchen | Bathroom WC | Private Rear Yard | Private Front Garden | GCH & DG | Great Location | Council Tax Band: A | EPC Rating: C



GROUND FLOOR  
695 sq.ft. (64.6 sq.m.) approx.



Whilst every attempt 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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**£800 PCM**

**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

