

# BRUNTON

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## RESIDENTIAL



**DEREHAM COURT, NEWCASTLE UPON TYNE, NE5**

**Offers In The Region Of £140,000**

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Situated within the popular Meadow Rise estate, this well-presented 2-bed semi-detached home offers comfortable accommodation, which has been recently refurbished, and is ideally suited to first-time buyers, small families or investors. The property is presented in turn-key condition, with vacant possession and is ready to move in.

Dereham Court is ideally located for good bus links to Newcastle City Centre and the MetroCentre. The A1 is a short drive from the property, allowing travel North and South, with Kingston Park approximately 1.5 miles from the property. There is access to primary and secondary schools within the local area, with Cheviot Primary and Callerton Academy approximately 1 mile and 2 miles from the property respectively.

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The accommodation comprises an entrance porch, with an internal door leading into the living room. The living room is bright and welcoming, featuring a uPVC double glazed bay window and central heating radiator. Stairs to the first floor are located directly ahead from the porch, while a door on the opposite side of the room leads through to the kitchen.

To the first floor, the landing provides access to the family bathroom and two bedrooms. The bathroom is well appointed and includes a bath with shower over, WC, wash basin and heated towel rail. Both bedrooms are comfortable doubles, with the main bedroom benefiting from a newly designed feature media centre and fitted wardrobe, creating a stylish and practical focal point to the room.

Externally, the property offers a small lawned garden to the front and a paved garden to the rear, providing a low-maintenance outdoor space. The home also benefits from allocated parking to the front, with additional communal parking available nearby.



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TENURE : Freehold

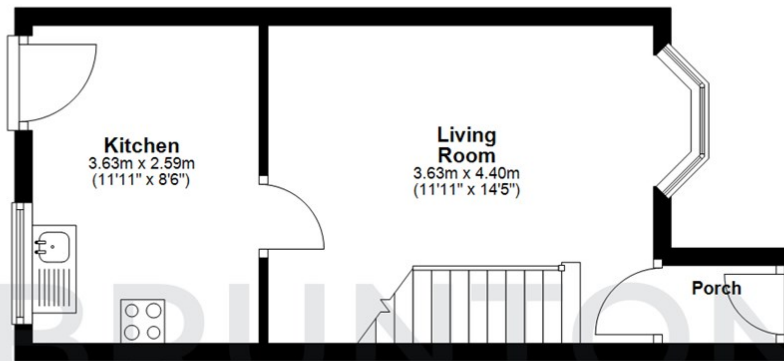
LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : A

EPC RATING : C

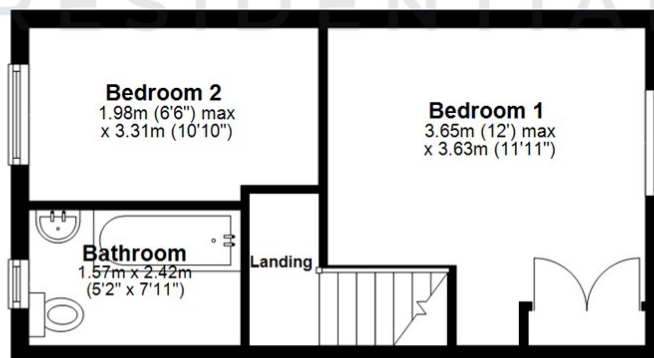
### Ground Floor

Approx. 27.1 sq. metres (291.5 sq. feet)

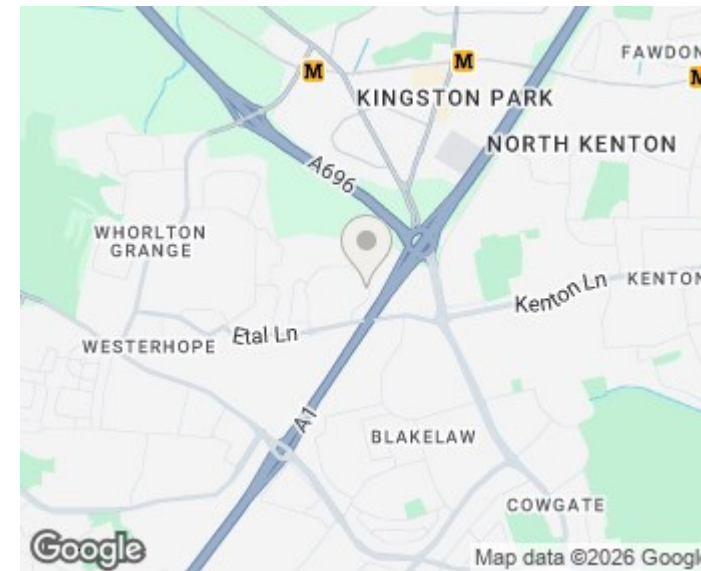


### First Floor

Approx. 25.4 sq. metres (273.4 sq. feet)



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>71</b>	
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			