

# BRUNTON

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## RESIDENTIAL



**GLOUCESTER COURT, KINGSTON PARK, NE3**

**Offers Over £179,950**



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Well-presented home offering practical and well-balanced accommodation throughout, making it an excellent choice for first-time buyers, families or investors alike. The property benefits from a functional layout, with bright living spaces and three bedrooms, all enjoying built-in storage.

The accommodation includes a welcoming living room leading through to a dining room overlooking the rear patio, alongside a well-equipped kitchen with direct access to the outdoor space. Upstairs, three bedrooms are served by a family bathroom, while externally the property enjoys a lawned front garden and an enclosed rear patio, creating a pleasant setting for everyday living and entertaining.

Gloucester Court is situated within a popular residential area of Newcastle, offering convenient access to local amenities, schooling and transport links. The location provides excellent connectivity to Newcastle city centre and surrounding areas, making it well suited to a range of buyers.



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The internal accommodation comprises: an entrance hall with stairs to the first floor, with a door immediately to the left opening into a welcoming living room that overlooks the front of the property and features a useful store. To the rear of the living room is the dining room that enjoys aspects over the rear garden. A door leads from the dining room to a well-equipped kitchen that is fitted with a range of wall and base units and integrated appliances. A door leads from the kitchen out to the rear patio.

The first-floor landing provides access to three bedrooms, all of which benefit from built-in storage. A family bathroom serves this floor and comprises a WC and hand wash basin, alongside a bath with a shower over and a heated towel rail.

Externally, the property has an inviting lawn to the front, while to the rear is an enclosed patio, creating the ideal space for everyday family life and entertainment.





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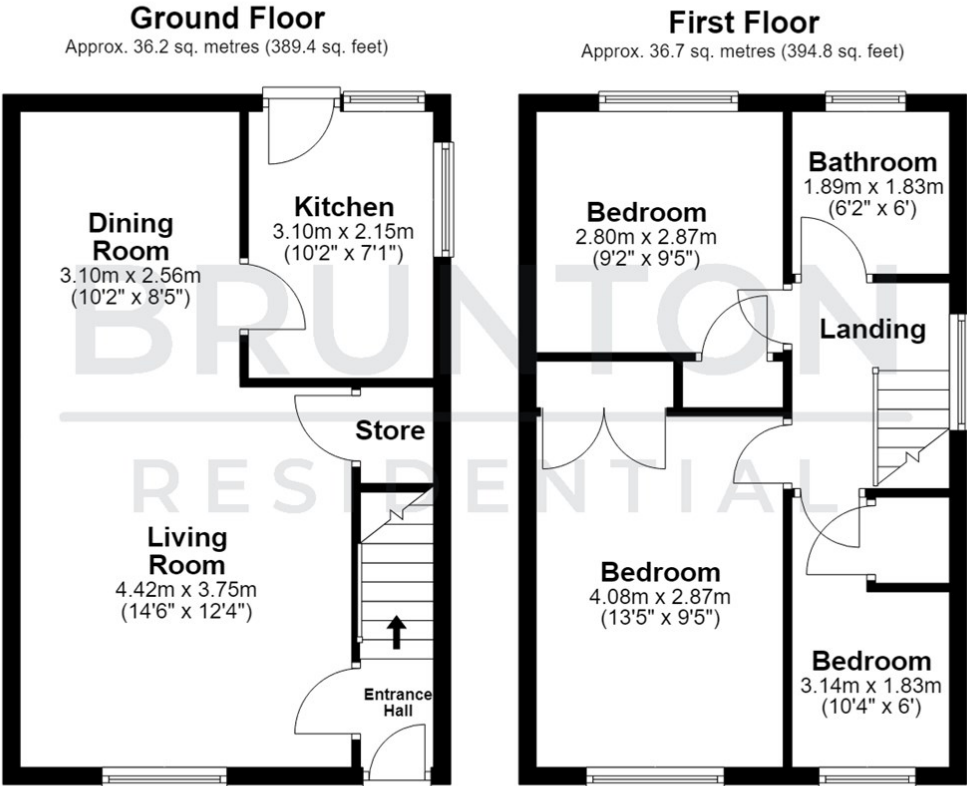
## RESIDENTIAL

TENURE : Freehold

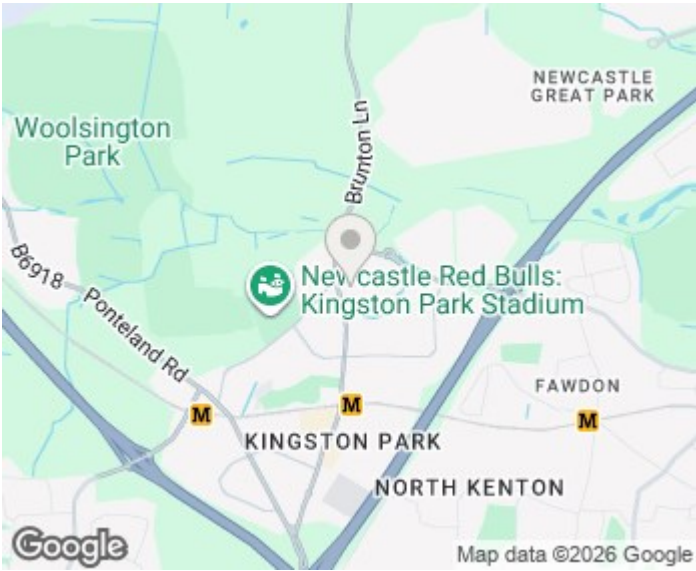
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : C



Total area: approx. 72.9 sq. metres (784.2 sq. feet)



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (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 energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     | 74      | 75        |
| England & Wales                             |         |           |

| 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                                         |         |           |
| England & Wales                                                 |         |           |