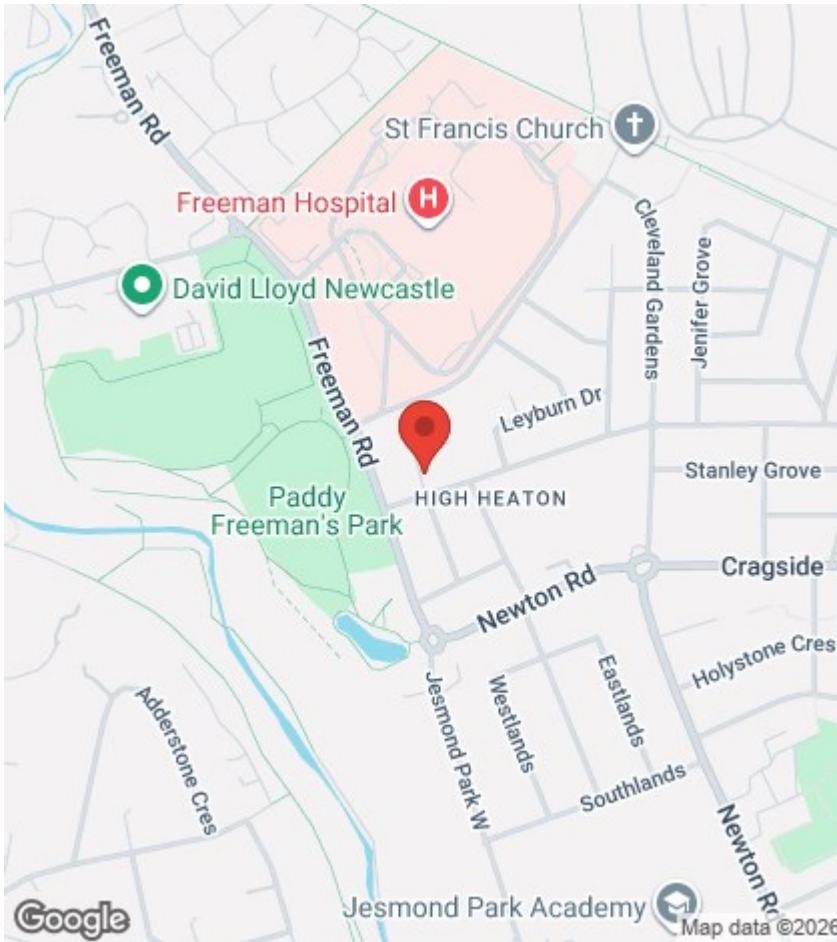




Melville Grove, Newcastle Upon Tyne NE7 7AQ

**£1,600 Per Calendar Month**

- HIGH HEATON
- SEMI DETACHED HOUSE
- GARAGE AND DRIVEWAY TO FRONT
- UNFURNISHED
- GAS CENTRAL HEATING
- NEWLY REFURBISHED
- CLOSE TO FREEMAN HOSPITAL
- GARDENS TO FRONT AND REAR
- DOUBLE GLAZING



## Viewings

Viewings by arrangement only. Call 0191 2401818 to make an appointment.

## Council Tax Band:

C

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 