



## Newlands Road

, Newcastle Upon Tyne, NE2 3NT

**Rental £140Weekly**  
6 bedroom House available 14 August 2024

85 New Elvet, Durham, , DH13AQ  
[newcastle@loc8me.co.uk](mailto:newcastle@loc8me.co.uk)

**03303300999**

### Opening Times

Mon Closed; Tues Closed  
Wed Closed; Thurs Closed  
Fri Closed; Sat Closed; Sun Closed

\* Furnished

### Situation

\*\* This Property is Available From The Summer of 24/25 \*\* \*\*Can be taken on a room to room basis, or to a group of 6\*\* - Advertised price is per room - Fully refurbished in 2022 - Excellent location close to the popular bars and restaurants in Jesmond - A few minutes walk from a Illford Road Metro station, offering easy access into Newcastle City Centre - Six spacious rooms with double beds - Two bathrooms - Rear yard - We offer options for both inclusive and exclusive utilities. - EPC Rating - E Property Reference - 4220

### Accommodation

All measurements are approximate.

### Further Information

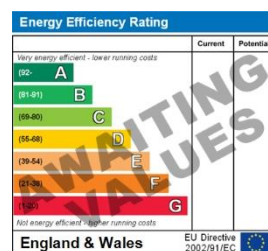
The deposit required is £1,200

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company, Council

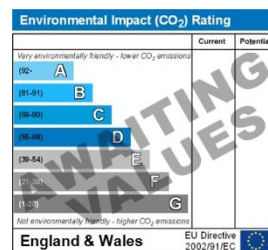
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

### Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Property Ref: inst-17589

Creation Date: 17/05/2024

#### IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Orange Living Limited, 2024. Orange Living Limited Registered in England No. 06537787