GORDON BROWN
SALES & LETTING









2 Badger Mews, Springwell, NE9 7QG

£795 Per Calendar Month

*** AVAILABLE FROM THE 1ST MAY 2025 *** on an unfurnished basis is this three bedroom, mid terraced house situated on Badger Mews within is set in the heart of the sought after Springwell Village. The property is warmed via gas central heating, and has the benefit of UPVC double glazing throughout. The accommodation comprises: living room with living flame effect electric fire, dining/kitchen and access to the private rear garden. The first floor landing provides access into the main bedroom with built in wardrobes, two further bedrooms and the modern family bathroom. There is an allocated parking bay and garden to the front, and a low maintenance garden to the rear. Early viewing is highly recommended to avoid disappointment.

Lounge
Bright and airy lounge with a UPVC bay window, living flame effect electric fire, gas central heating radiator, double doors leading to the dining kitchen and stairs leading to the first floor.

Dining Kitchen
Spacious dining kitchen with an access door leading to the the rear. The kitchen is fitted with a range of modern wall and base units with an integrated oven, hob, dishwasher and microwave. There is a freestanding washing machine and fridge freezer which will be gifted to any potential applicants.

Main Bedroom
Spacious main bedroom with the added benefit of built in wardrobes and a storage cupboard. There is a UPVC radiator overlooking the front aspect and a gas central heating radiator.

Bedroom Two
With the added benefit of built in wardrobes, a UPVC rear window overlooking the rear aspect and a gas central heating radiator.

Bedroom Three
With a UPVC window overlooking the rear aspect and a gas central heating radiator.

Family Bathroom
Modern family bathroom fitted with a bath with a rainfall attachment shower, low level WC and wash hand basin.

External Areas
To the front there is a low maintenance lawned area and to the rear there is a paved garden with garden shed. An allocated parking space is available.

Agent Note
Holding Deposit:
To hold this property from other viewings while references are carried out we take one weeks rent as a holding deposit which is off-set against the first months rent. This one weeks rent will be taken to secure the property and will be held for 15 calendar days (unless otherwise expressly agreed) in order to complete all tenancy documents. This amount will be attributed to the first month's rent following the execution of all tenancy documents within the 15 calendar days of receipt of the holding deposit. This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 Calendar days

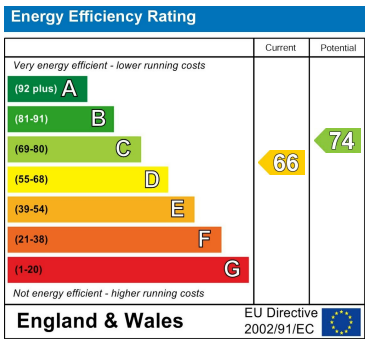
Upfront Costs:
1 Months rent upfront
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

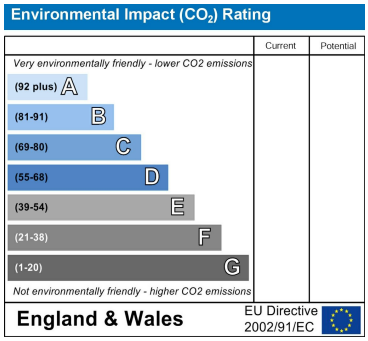
Floor Plan

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance an do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give an representation or warranty in respect of the property.

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