



19 Camberwell Close., Gateshead, NE11 9TZ

£1,095 Per Calendar Month

*** AVAILABLE FROM THE 19TH MAY 2025 *** is this fantastic, two bedroom semi-detached house nestled in a cul-de-sac on Camberwell Close in the desirable Festival Park Estate. With its ideal location and attractive features, it presents an excellent opportunity for a family home. As you step inside, you'll be greeted by an inviting entrance lobby which leads into the lounge and seamlessly flows into an open plan kitchen, creating a spacious and welcoming atmosphere. Adjacent to the kitchen, you'll find a conservatory/garden room, which overlooks the rear garden and is perfect for those Summer days/evenings. Moving upstairs, a first-floor landing leads you to two comfortable bedrooms, offering plenty of space for a family or guests. A conveniently located bathroom/wc serves both bedrooms. The property boasts well-maintained gardens both at the front and rear. For added convenience, off-road parking is available, featuring a driveway capable of accommodating one car, along with the bonus of an attached garage. Early viewing is highly recommended to avoid disappointment.

Entrance Porch

Enclosed entrance porch with an access door to the lounge.

Lounge

12'6" x 12'6" (3.82 x 3.82)

Contemporary lounge with a UPVC window bay window overlooking the front aspect, gas central heating radiator and stairs leading to the first floor.

Kitchen/Dining/Conservatory

19'7" x 12'5" (5.99 x 3.81)

Modern kitchen fitted with a range of high gloss wall and base units, quartz worktops and integrated appliances. The conservatory has patio doors leading to the rear aspect which allows lots of natural light.

Main Bedroom

10'8" x 9'7" (3.27 x 2.93)

Spacious main bedroom with a UPVC window overlooking the rear aspect and a gas central heating radiator.

Bedroom Two

10'6" x 7'6" (3.21 x 2.30)

Bright and airy second bedroom with a UPVC window overlooking the front aspect, a gas central heating radiator, fitted wardrobes and an additional storage cupboard.

Family Bathroom

Stylish family bathroom fitted with a low level WC, wash hand basin and bath with shower over.

External Areas

To the front and side there are lawned areas and a private driveway. To the rear you will find a low maintenance astro-turf area with gravelled borders, decked area and a herringbone bricked area.

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

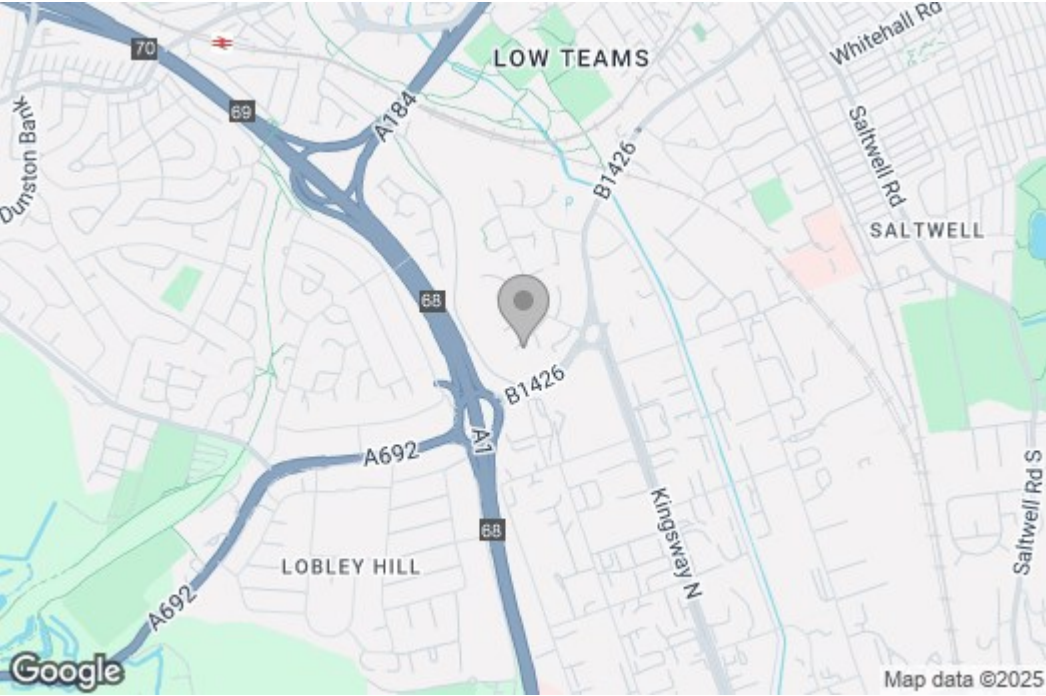
Floor Plan



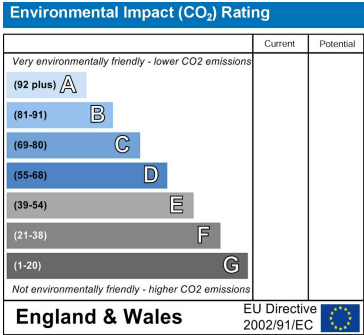
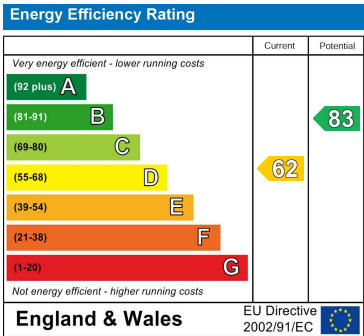
NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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