



## Fairfield Road Jesmond

- Three bedroom ground floor flat
- Private rear yard
- Off Street Parking
- Investment opportunity - tenanted until summer 2024 - achieving £105pppw
- Peppercorn lease - 999 years from 31 January 1985



**Offers in excess of £ 230,000**

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# Fairfield Road

## Jesmond

A three bedroom ground floor 'Tyneside' flat situated within the West Jesmond area, close to local amenities on Brentwood Avenue. The property is currently tenanted until summer 2024 and is achieving an annual income of £16,380. The accommodation comprises of entrance lobby, lounge, fitted kitchen, three bedrooms, shower room / W.C. Externally there is a private rear yard.

**Entrance Porch** – Entrance door

**Lounge** – 16'3 Max X 14'2 Max (4.95m X 4.32m)

Double Glazed bay window to the front, marble fireplace, wooden flooring, tiled inset & hearth, living flame effect gas fire, two alcoves, coving to ceiling, ceiling rose, 2 radiators, doors to kitchen, bedroom 1 and 2, and shower room.

**Kitchen** - 15'4 X 6'1 narrows to 5'4 (4.67m X 1.85m narrows to 1.62m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in electric oven, built in electric hob, extractor hood, radiator, space for fridge and freezer, under counter lights, door to rear lobby.

**Rear Lobby** – Double glazing door to rear yard, door to bedroom 3.

**Bedroom 1** – 14'10 Max X 7'7 (4.52m X 2.31m)

Double glazed window to the rear, radiator.

**Bedroom 2** – 14'7 Max X 8'2 (4.45m X 2.48m)

Built in cupboard housing central heating boiler, double glazed window to rear, radiator.

**Bedroom 3** – 11'8 X 8'3 (3.56m X 2.52m)

Double glazed window to the rear, double radiator.

**Shower room/W.C** – White 3 piece suite comprising pedestal wash hand basin, step in shower cubicle with mains fed shower, low level W.C, and radiator.

**Rear yard** – Raised decking area, rear vehicular access with double doors.

### TENURE

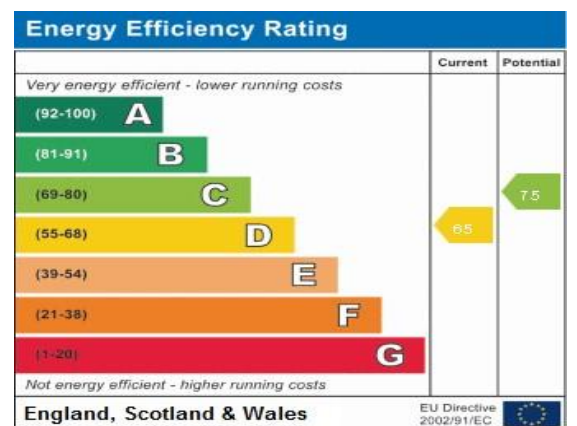
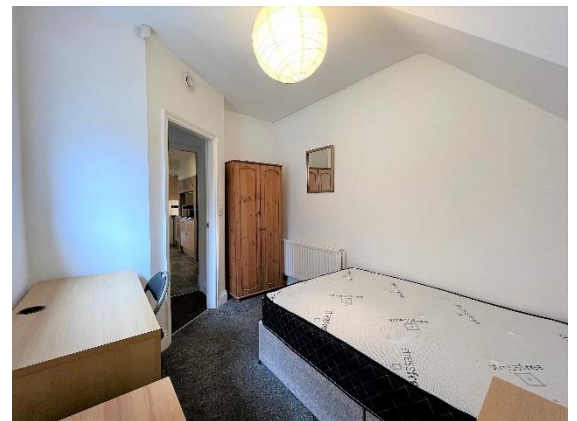
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 31<sup>st</sup> January 1985

**Council Tax Band: B**

**EPC Rating: D**

JR00004023/MJ/KC/08.08.23/V.1



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