



## Grosvenor Gardens

### Jesmond Vale

- Stunning 2 bedroom ground floor flat
- South facing private rear yard
- Double Glazing
- Gas Central Heating
- Council tax band A
- EPC rating to follow

**Offers in excess of £200,000**



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# Grosvenor Gardens

Jesmond Vale

## PROPERTY DESCRIPTION

An attractive ground floor flat situated on Grosvenor Gardens, Jesmond Vale and is a stone throw away from the Jesmond Dene Parkland, road access links and bus routes going into the city centre. Local amenities are within walking distance of the property.

The property has been updated to a high standard and is bursting with character thanks to original features, wood flooring and ornamental cornicing. This well-equipped home is complete with gas central heating, double glazing and briefly comprises of a generous living area with double doors leading to private south facing courtyard, modern fitted kitchen with integrated appliances, two double bedrooms and a re-fitted family bathroom.

This property would be ideal for first time buyers and early viewing is highly recommended.

## VESTIBULE

Entrance door with glazed top light, coving to ceiling, dado rail, stripped wooden flooring.

## ENTRANCE HALL

Part glazed entrance door with stained glass, stripped wooden flooring, double radiator.

## LOUNGE – 12'5 x 15'1 (3.78m x 4.59m)

Double glazed French doors to the rear courtyard, inglenook style fireplace with woodburner and tiled hearth, built in cupboard, two alcoves, television point, and convector radiator.

## KITCHEN – 18'9 x 7'3 (2.67m x 2.21m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in electric hob, extractor hood, part tiled walls, integrated fridge freezer, dishwasher and washing machine, wall mounted central heating boiler concealed in cupboard, double glazed window to the rear.

## BEDROOM 1 – 16'5 into bay x 15.5 into alcove (5.00m into bay x 5.00m into alcove)

Double glazed bay window to the front, two alcoves, stripped wooden flooring, coving to ceiling, marble fire surround with tiled hearth, double radiator.

## BEDROOM 2 – 11'3 x 9'9 (3.43m x 2.97m)

Double glazed window to the rear, radiator.

## BATHROOM/W.C

White 3 piece suite comprising; corner bath with mains fed dual head shower over, wash hand basin set in vanity unit, low level w.c, heated towel rail, double glazed frosted window to the rear.

## REAR YARD

South facing courtyard to the rear, raised decking area to enjoy outside dining.

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS CENTRAL HEATING

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET PARKING

## MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

## 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.

- **Peppercorn Lease - 999 years from 15 August 1986**

## COUNCIL TAX BAND: A

EPC RATING: TBC

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