



## Holmwood Grove

### Jesmond

- Superb ground floor 2 bed flat
- Freehold
- South facing private yard
- Sought after location close to shops and metro station
- Gas central heating

**Offers in excess of £200,000**



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# Holmwood Grove

Jesmond

## PROPERTY DESCRIPTION

An immaculate ground floor Tyneside flat, situated on one of West Jesmond's most popular streets. Close to local shops and restaurants on Brentwood Avenue, as well as West Jesmond Metro station, the property has been maintained by the current owners to a lovely standard and briefly comprises; entrance vestibule, entrance hall, and lounge with feature fireplace, two double bedrooms, modern kitchen and modern bathroom/w.c. There is a south facing private yard to the rear. The property also benefits from double glazing and gas central heating.

### Entrance Porch

Entrance door with glazed toplight, coving to ceiling, stripped wooden flooring.

### Entrance Hall

Part coving to ceiling, picture rail, understairs cupboard, radiator, stripped wooden flooring.

### Lounge – 12'7 max x 16'00 (3.84m x 4.88m)

Double glazed door to rear yard, one alcove, television point, dado rail, coving to ceiling, double radiator, ceiling rose, built in cupboard, stripped wooden flooring.

### Kitchen – 11'0 max x 7'3 (3.35m x 2.21m)

Fitted with a range of wall and base units, Belfast sink unit, cooker hood, gas cooker point, and space for auto washer, tiled floor, radiator, double glazed window to rear.

### Bedroom 1 – 13'10 x 17'3 max (4.22m x 5.26m)

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

### Bedroom 2 – 11'7 x 8'3 (3.53m x 2.52m)

Double glazed window to the rear, period style fire surround, coving to ceiling, radiator, stripped wooden flooring.

### Bathroom/W.C

White panelled bath with mains fed, dual head shower over, wash hand basin set in vanity unit, low level w.c, tiled walls, tiled floor, chrome ladder style towel rail, double glazed frosted window to the rear.

### External

Small town garden to the front.

Private rear yard, south facing, with gated access, cold water access and electric point.

### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS CENTRAL HEATING

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET PERMIT PARKING

### MINING

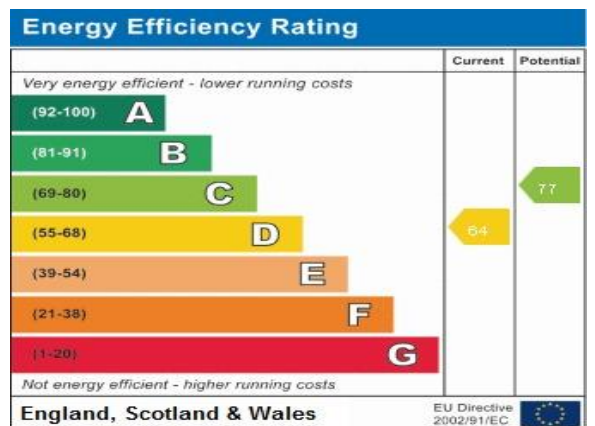
The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: B**

**EPC RATING: D**



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