



Holmwood Grove

Jesmond

- Two bedroom ground floor flat
- No upper chain
- Detached Garage
- South facing yard
- EPC D
- Council Tax Band B

£ 180,000



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PROPERTY DESCRIPTION

Situated in a convenient location with excellent public transport links, nearby schools, local amenities, and green spaces, this charming 2-bedroom flat is now available for sale. The property boasts a spacious reception room, ideal for relaxing or entertaining guests.

With a desirable EPC rating of D and falling within council tax band B, this flat offers comfortable living spaces. The flat includes a garage, providing convenient parking or extra storage space.

The property features two well-proportioned bedrooms, offering flexibility for a variety of living arrangements. A modern bathroom is also included, providing convenience for residents.

This flat presents a fantastic opportunity for those seeking a comfortable home in a well-connected area. Whether you are looking to invest or settle down, this property offers a great balance of location and amenities. Don't miss out on the chance to make this flat your new home.

VESTIBULE

Entrance door with glazed toplight, dado rail, coving to ceiling.

ENTRANCE HALL

Entrance door, understairs cupboard, radiator, coving to ceiling.

LOUNGE – 12'10 into alcove x 15'11 into door recess (3.91m into alcove x 4.85m into door recess)

Double glazed window to the rear, marble fireplace, inset brick recess, two alcoves, dado rail, double radiator.

KITCHEN – 7'4 max x 10'8 max (2.24m max x 3.25m max)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in gas hob, cooker hood, space for auto washer, space for auto dishwasher, part tiled walls, wall mounted central heating boiler, double radiator, double glazed window to the rear, double glazed door to the rear.

BEDROOM 1 – 17'3 into bay x 13'9 into alcove (5.26m x 4.19m into alcove)

Double glazed bay window to the front, two alcoves, coving to ceiling, ceiling rose, double radiator and convactor radiator.

Bedroom 2 – 8'4 x 11'9 max (5.59m x 3.58m max)

Double glazed window to the rear.

BATHROOM/W.C

White 3 piece suite comprising; panelled bath with mains fed shower over, pedestal wash hand basin, low level w.c, part tiled walls, radiator, double glazed frosted window to the rear.

REAR YARD

South facing, private yard with gated access.

GARAGE – 14'7 max x 15'1 (4.45m max x 4.59m)

Detached to the rear of the property, roller door, light and power points.

Property sold as seen. All services/appliances have not and will not be tested.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL HEATING

Broadband: FIBRE AVAILABLE

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.

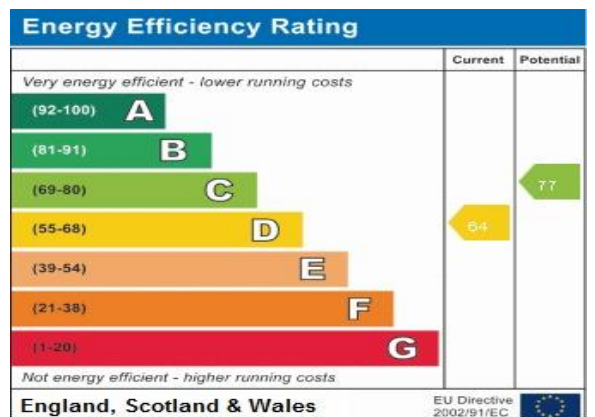
TENURE

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

JR00004141.MJ.KC.12/03/24.V.1



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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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