



ROOK
MATTHEWS
SAYER

Holmwood Grove | Jesmond | NE2 3DS

Offers in the region of £200,000

This delightful 2-bedroom flat that is currently available for sale. Nestled in a highly sought-after location, this property enjoys the convenience of public transport links, nearby schools, and green spaces just a stone's throw away.

The flat is in good condition, well-maintained, and ready to welcome its new owners. As you step inside, you'll be greeted by a master double bedroom to the front, second bedroom to the rear, spacious lounge, well equipped kitchen and a bathroom WC. Outside the property benefits from a private south facing yard to the rear perfect for those sunny afternoons, and a town garden to the front.

This property is an ideal choice for first-time buyers, offering a perfect blend of comfort, convenience, and lifestyle. With its welcoming spaces and ideal location, you'll quickly feel right at home.

Tenanted until August 2025. We have been advised the property will be vacant thereafter.

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Two Bedrooms

No upper chain

Ground Floor Flat

EPC rating D

Sought after Jesmond location

Council Tax band B

Private south facing yard

Peppercorn lease

For any more information regarding the property please contact us today

ENTRANCE VESTIBULE:

Entrance door.

ENTRANCE HALLWAY:

Under stairs cupboard, radiator.

LOUNGE: 12'7 (3.84m) into alcoves x 15'4 (4.68m)

Double glazed window to the rear, wood mantle, alcoves, dado rail, double radiator.

KITCHEN: 9'0 x 7'11 (2.74m x 2.42m)

Fitted with a range of wall and base cupboards, work surfaces, single drainer sink unit, built in electric oven, built in gas hob, extractor hood, part tiled walls, radiator, double glazed window to the side, single glazed door to the side.

BEDROOM ONE: 13'9 (4.20m) Into alcoves x 17'8 (5.38m) into bay window.

Double glazed bay window to the front, alcoves, dado rail, coving to ceiling, ceiling rose, double radiator.

BEDROOM TWO: 11'7 x 8'5 (3.52m x 2.56m)

Double glazed window to the rear, double radiator.

BATHROOM/WC: 7'3 x 7'10 (2.22m x 2.39m)

White 3 piece suite comprising; panelled bath with mains fed shower over, wash hand basin set in vanity unit, low level wc, part tiled walls, towel rail, airing cupboard housing combination boiler, double glazed frosted window to the side.

EXTERNALLY:

Town garden to the front, private south facing yard to the rear.



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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On Street Permit Parking

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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.

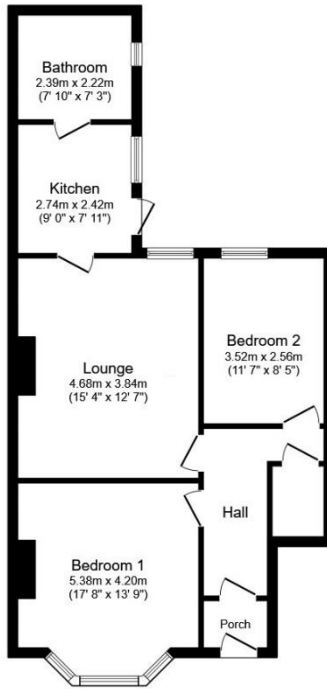
- **Peppercorn Leasehold - 999 years from 4 February 1985**

COUNCIL TAX BAND: B

EPC RATING: D

JR00004485.CW.KC.16/05/25.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Floor Plan

Floor area 64.7 sq.m. (696 sq.ft.)

8 Holmwood Grove

Total floor area: 64.7 sq.m. (696 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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