



Tavistock Road | Jesmond | NE2 3HY

Offers in Excess of £200,000

Presenting an immaculate two-bedroom terraced flat, ideally positioned in a sought-after location within easy reach of West Jesmond Metro. This superb property is offered for sale and is perfectly suited for first time buyers and investors alike.

Upon entering, you are welcomed into a spacious reception room, featuring an elegant fireplace that creates a warm and inviting ambience. The heart of the home is a modern kitchen, designed for both style and practicality.

The flat boasts two generously sized double bedrooms, offering comfortable and tranquil accommodation. A generously sized bathroom completes the interior, providing modern fixtures for a comfortable bathing experience.

This property distinguishes itself further with a south-facing rear yard

ROOK
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Two bedroom ground floor Tyneside Flat

South facing private rear yard with double gates

Prime Jesmond Location

Peppercorn Lease - 999 years from 29 March 1989

EPC rating D

Council Tax Band B

For any more information regarding the property please contact us today

ENTRANCE VESTIBULE:

Entrance door, wooden flooring, dado rail, coving to ceiling.

ENTRANCE HALLWAY:

Part glazed entrance door with stained glass, under stairs cupboard, radiator, wooden flooring, and coving to ceiling.

LOUNGE: 13'1 (3.99m) x 13'11 (4.23m)

Living flame effect gas fire, one alcove, built in cupboard, double radiator, period style fire surround.

KITCHEN: 11'6 (3.5m) x 8'7 (2.62m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in gas hob, extractor hood, wall mounted combination boiler.

INNER HALL

Door to bathroom, space for auto washer.

BATHROOM/WC: 9'0 (2.75m) x 7'9 (2.37m)

White 3 piece suite comprising; panelled bath with mixer taps shower over, pedestal wash hand basin, low level wc, part tiled walls, tiled floor, heated towel rail, double glazed frosted window to the rear.

BEDROOM ONE: 14'0 (4.27m) into alcove x 15'6 (4.72m) into bay

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

BEDROOM TWO: 9'3 (2.83m) x 14'7 (2.46m)

Double glazed window to the rear, stripped wooden flooring, cast iron fire surround, radiator.

EXTERNAL:

Private south facing yard, cold water tap, small storage shed, rear vehicular access via double gates.



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PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: ADSL

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 Lease - 999 years from 29 March 1989

COUNCIL TAX BAND: B

EPC RATING: D

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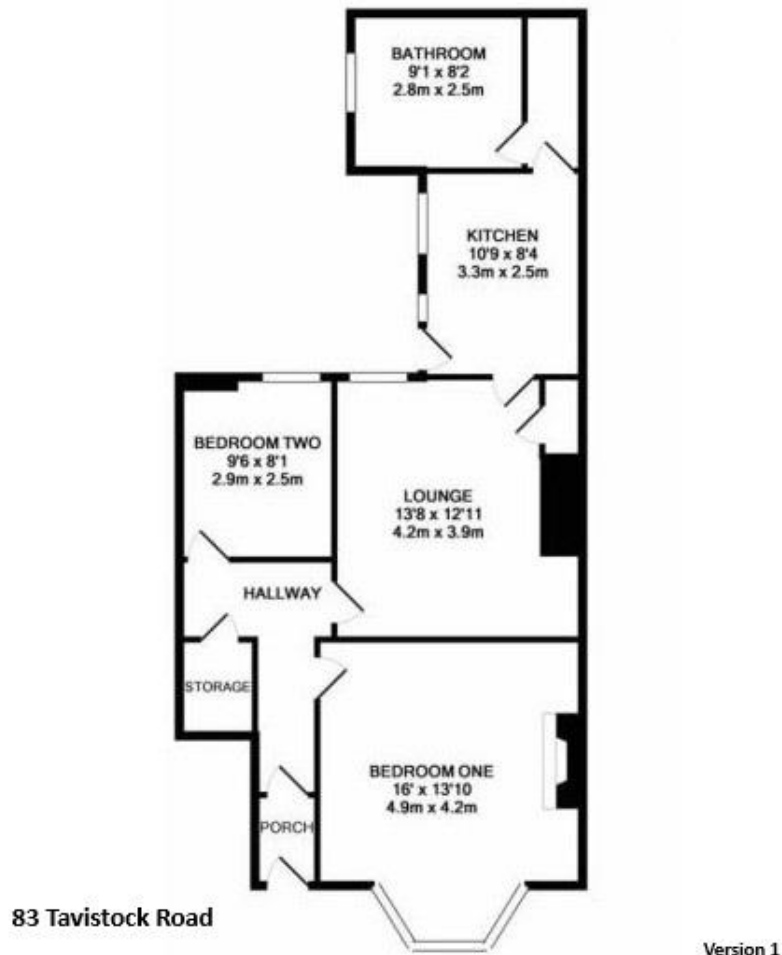


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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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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