



Otterburn Villas North | Jesmond | NE2 3AS

£155,000



x1



x1



x1

Sold as seen

Spacious Property

**One Bedroom Ground Floor
Conversion Apartment**

Ground Rent & Service Charge TBC

No Upper Chain

**Leasehold 999 years from 12
November 1993**

Private Yard

EPC Rating D / Council Tax Band B

RMS | Rook
Matthews
Sayer

ENTRANCE HALL: In flat.

COMMUNAL ENTRANCE: Entrance door, under stairs cupboard.

LOUNGE: 17'5 x 14'2, (5.31m into bay and coves x 4.32m), single glazed sash window to front, period fireplace, double radiator.

KITCHEN: 19'11 x 10'9, (6.06m x 3.27m), base cupboards, work surfaces, double drainer sink unit, built in electric oven, built in gas hob, integrated dishwasher, tiled floor, built in cupboard, wall mounted combination boiler, double radiator, double glazed window to rear, single glazed sash window to side.

BEDROOM ONE: 15'7 x 12'9, (4.74m x 3.88m), single glazed sash windows to side, double radiator.

BATHROOM/W.C: 8'10 x 5'10, (2.68m x 1.79m), white 3 piece suite comprising of a roll top bath, wash hand basin, set in vanity unit, low level w.c.

FRONT GARDEN: Private.

REAR YARD: Private, concrete.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: None

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.

Length of Lease: 999 years from 12 November 1993

Ground Rent: TBC

Service Charge: TBC

COUNCIL TAX BAND: B

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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