



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

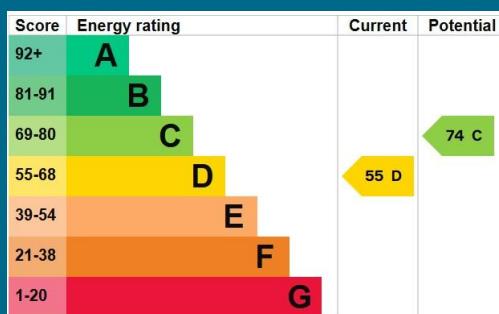
Ground Rent: TBC

Service Charge: TBC

#### **COUNCIL TAX BAND: B**

**EPC RATING:** D

JR4662.CW.MB.4.2.26.V.1



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