



Osborne Road | Jesmond | NE2 3LH

£825,000

A remarkable 7-bedroom HMO house, which offers student accommodation. Situated in a sought-after location, the property provides easy access to local amenities and public transport links, making it an ideal consideration for investors.

RMS | Rook
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Three Storey HMO House

7 Bedrooms

Central Jesmond

Newly Modernised Kitchen

**Tenanted until Summer 2027 –
Achieving £61,880 per annum**

7.5% Yield

Freehold

**EPC Rating D / Council Tax
Band D**

For any more information regarding the property please contact us today

ENTRANCE HALL: Entrance door and staircase to first floor.

KITCHEN: 8'4 x 13'9, (2.54m x 4.20m), fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in gas hob, extractor hood, space for auto washer, with a window and door to rear, and open plan to dining room.

DINING ROOM: 8'4 x 12'9, (2.54m x 3.89m), window to side, with two alcoves and a double radiator.

BEDROOM ONE: 13'8 x 14'4, (4.17m x 4.37m), bay window to front, with two alcoves and coving to ceiling.

BEDROOM TWO: 12'6 x 14'5, (3.80m x 4.40m), bay window to side.

FIRST FLOOR LANDING: With doors to lounge, bathroom, separate WC and bedrooms three/four.

LOUNGE: 13'8 x 18'9, (4.17m x 5.70m), three window to front, with two alcoves and ceiling rose.

BEDROOM THREE: 9'2 x 13'0, (2.79m x 3.96m), window to side, with two alcoves and a period fire surround.

BEDROOM FOUR: 13'6 x 14'3, (4.10m x 4.34m), window and single radiator.

BATHROOM: White 2 piece suite comprising of a paneled bath, pedestal wash hand basin, part tiled walls and a double glazed frosted window to rear.

SEPARATE WC: Low level WC and wash hand basin.

SECOND FLOOR LANDING: With doors to bedrooms five/six/seven and shower room/WC.

BEDROOM FIVE: 11'6 x 13'6, (3.50m x 4.11m), window and single radiator.

BEDROOM SIX: Window and single radiator.

BEDROOM SEVEN: 8'1 x 12'3, (2.46m x 3.73m), window to front and single radiator.

SHOWER ROOM/WC: Shower cubicle, pedestal wash hand basin, low level WC and paneled walls.

REAR YARD: Gated access.

T: 0191 281 6700

jesmond@rmsestateagents.co.uk

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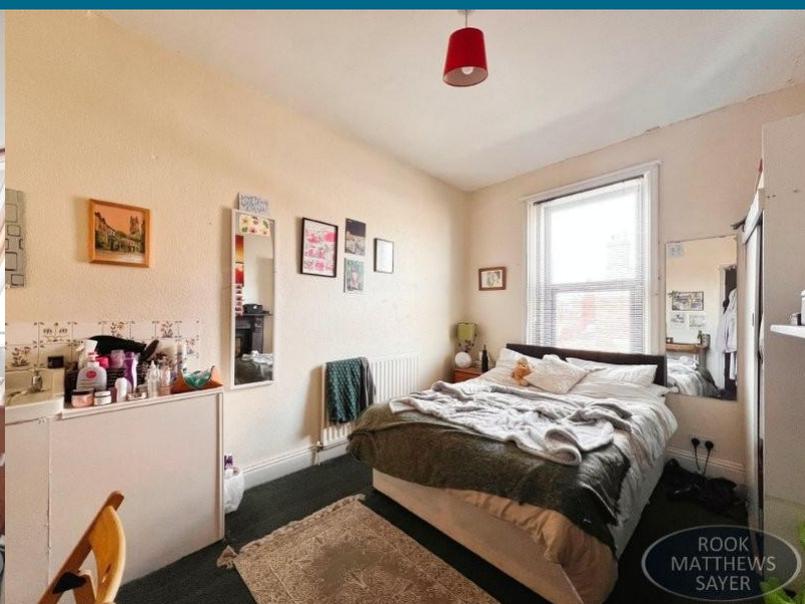
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PRIMARY SERVICES SUPPLY

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.

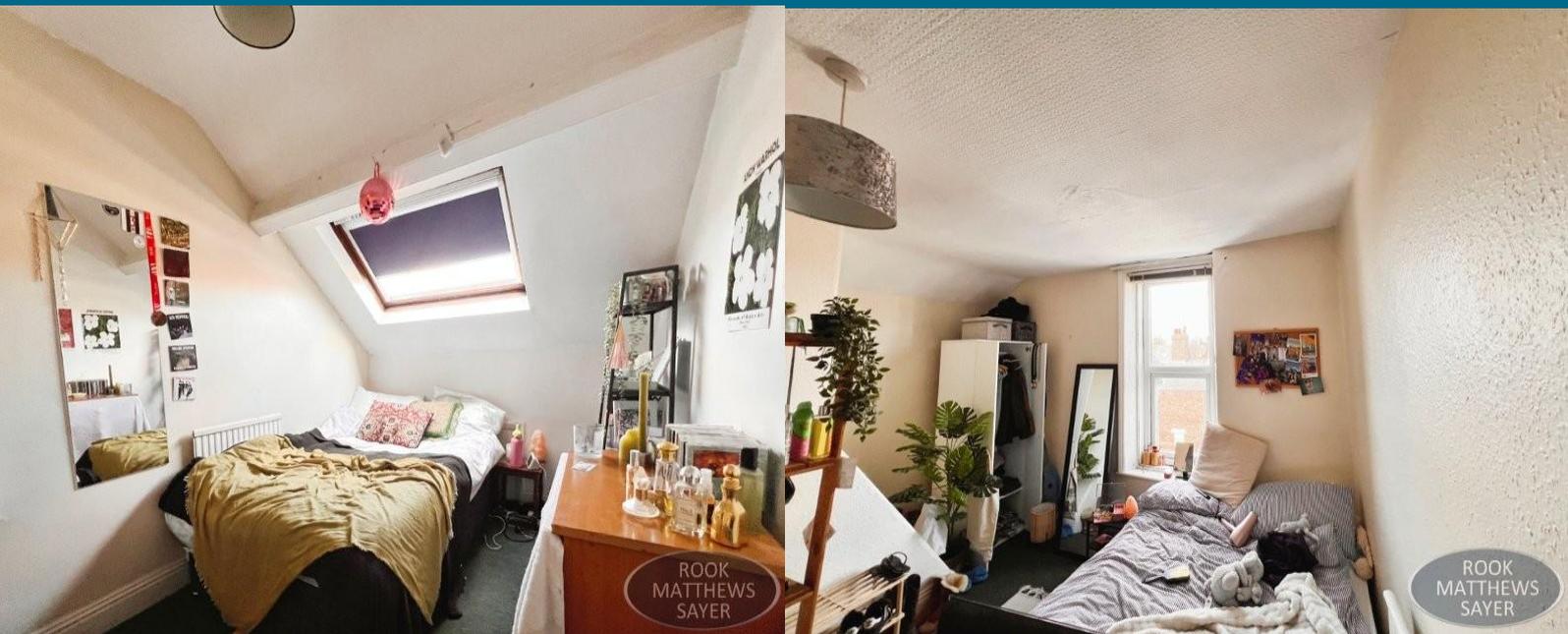
TENURE

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: D

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.



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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