



Fairfield Road | Jesmond | NE2

£495,000

Buy to let investment opportunity situated within this prime location in West Jesmond and close to local amenities, shops, cafes, bars and restaurants. Transport links include the nearby West Jesmond Metro Station.

RMS | Rook
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Sayer



x5



x1



x2

Five Bedroom Maisonette

**Leasehold – 999 years from
1 July 1985**

Buy to Let

EPC Rating C

**New Tenants Agreed From Summer 2026
Paying £2,925pcm**

Council Tax Band B

Prime Jesmond Location

Peppercorn Ground Rent

For any more information regarding the property please contact us today

LOUNGE: 14'3 into coves x 12'3 into bay (4.34m into coves x 3.74m into bay)

Double glazed bay window to the front, with alcoves, a period fireplace and a single radiator.

KITCHEN: 15'8 x 12'3 into coves (4.78m x 3.74m into coves)

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

UTILITY: 9'2 x 8'10 (2.80m x 2.70m)

Base cupboards, work surfaces, part tiled walls and a combination boiler.

BEDROOM ONE: 12'0 x 9'4 (3.66m x 2.84m)

Double glazed window to the rear, and a single radiator.

SHOWER ROOM/WC:

White 3-piece suite comprising of a pedestal wash hand basin, step in shower cubicle with electric shower, and a low-level WC, with a double radiator and frosted double glazed window to the rear.

BEDROOM TWO: 10'6 x 9'4 (3.20m x 2.84m)

Double glazed window to the front, and a single radiator.

BEDROOM THREE (second floor): 12'4 x 9'8 (3.75m x 2.95m)

Double glazed Velux window to the front, and a single radiator.

BEDROOM FOUR: 12'3 x 9'6 (3.74m x 2.90m)

Double glazed Velux window to the rear, and a single radiator,

BEDROOM FIVE: 8'6 x 9'10 (2.60m x 3m)

Double glazed Velux window to the front, and a single radiator.

SHOWER ROOM/WC:

White 3-piece suite comprising of a pedestal wash hand basin, step in shower cubicle with electric shower, and a low-level WC, with a single radiator and Velux window to the rear.

T: 0191 281 6700

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Fibre

Mobile Signal Coverage Blackspot: No (limited indoors)

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.

Length of Lease: 999 years from 1 July 1985

Ground Rent: Peppercorn

Service Charge: N/A

Any Other Charges/Obligations: N/A

COUNCIL TAX BAND: B

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	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



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.