



Tavistock Road | Jesmond | NE2 3HY

£195,000

Situated within this prime location in Jesmond and close to local amenities, shops, cafes, bars and restaurants. Transport links include the nearby West Jesmond Metro Station. The flat is on the ground floor and includes hall, lounge, kitchen, two bedrooms and bathroom/WC. The property is warmed by gas central heating and there is a yard to the rear.

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Two Bedrooms

Close to Metro

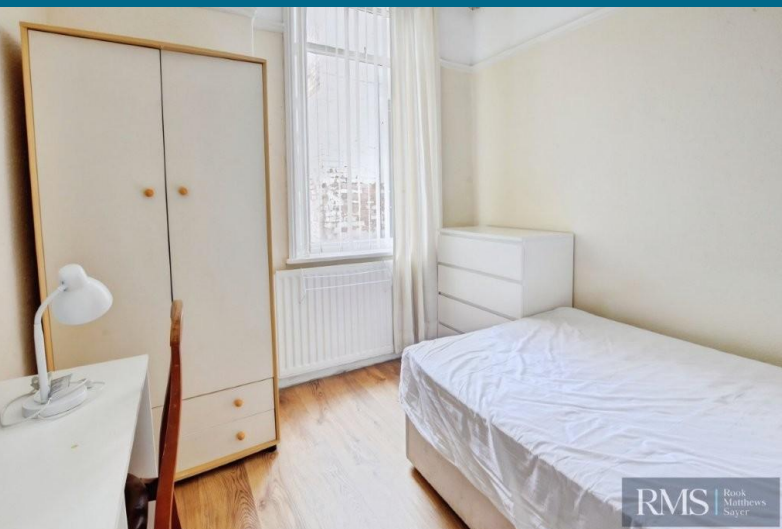
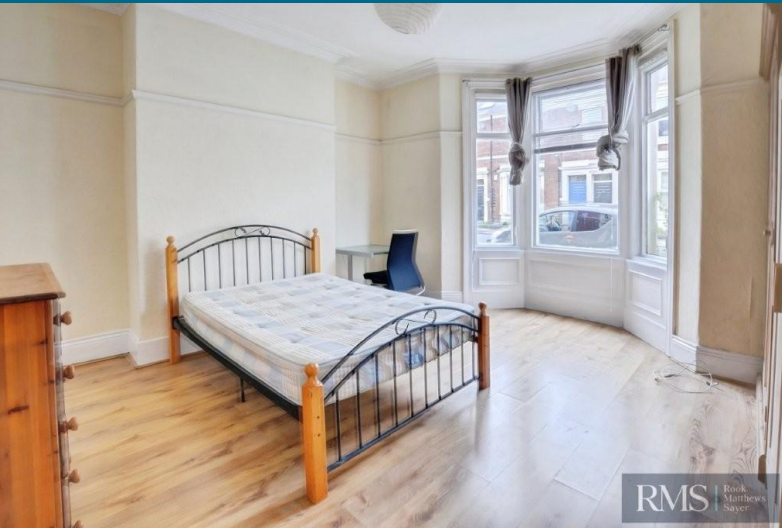
**Perfect for First Time Buyers
& Investors**

**Leasehold – 999 years from 18
August 2000**

Prime Location

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

For any more information regarding the property please contact us today



T: 0191 281 6700

jesmond@rmsestateagents.co.uk

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ENTRANCE HALL:

With a built-in cupboard.

LOUNGE: 12'10 into cove x 14'0 (3.92m into cove x 4.26m)

Single glazed window to the rear, cupboard, alcoves, and a double radiator.

KITCHEN: 19'0 into recess x 8'10 (5.80m into recess x 2.70m)

Wall and base cupboards, work surfaces, single drainer sink unit, built in electric oven and built in gas hob, part tiled walls, tiled floor, with three single glazed windows to the side and a single glazed door to the side.

BEDROOM ONE: 14'7 into coves x 15'6 into bay (4.45m into coves x 4.73m into bay)

Single glazed bay window to the front, coving to ceiling, dado rail, ceiling rose, and a double radiator.

BEDROOM TWO: 8'10 x 10'0 (2.69m x 3.04m)

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

BATHROOM/WC: 9'7 longest point x 7'11 (2.91m longest point x 2.40m)

White 3-piece suite comprising of a paneled bath with electric shower over pedestal wash hand basin, low level WC, tiled walls, combination boiler, double radiator and a frosted single glazed window to the side.

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

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 18 August 2000

COUNCIL TAX BAND: B**EPC RATING: D**

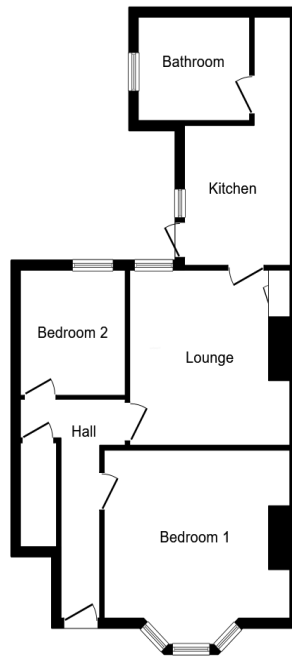
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39 Tavistock Road, Newcastle upon Tyne, NE2 3HY



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 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.

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