



Oakland Road | Jesmond | Ne1 2JR

£ 240,000

A three-bedroom upper Tyneside flat on Oakland Road, offering an excellent buy-to-let opportunity in a prime student area close to both universities.

Set within a traditional Tyneside terrace, the flat provides a practical layout briefly comprising of; large bedroom to the front with a period marble fireplace surround, two further bedrooms, lounge, well equipped kitchen and bathroom WC to the rear of the property.

Oakland Road is particularly popular with students due to its proximity to Newcastle University and Northumbria University, both reachable on foot or via the nearby Metro. Also nearby is Brentwood Avenue and Osborne Road which offer supermarkets, cafés, takeaways, and independent bars, while the green spaces of the Town Moor and Jesmond Dene are close by for walking and running.

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 X3  X1  X1

Three-bedroom upper Tyneside flat

Currently tenanted achieving £110pppw (£1430pcm)

Peppercorn Leasehold - 999 years from 22 December 1988

Close to public transport links into the City Centre, Airport and Coast

Council Tax band B

EPC rating D

For any more information regarding the property please contact us today



T: 0191 2816700

Jesmond@rmsestateagents.co.uk

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ENTRANCE PORCH:

Entrance door, stairs up to first floor.

LOUNGE: 14'7 (4.44m) x 12'113.92m) into alcove

Double glazed window to the rear, one alcove, on cupboard, double radiator.

KITCHEN: 8'4 (2.54m) x 8'10 (2.69m)

Wall and base cupboards, work surfaces, single drainer sink unit, built in electric oven, built in gas hob, extractor hood, combination boiler, double glazed window to the side.

FIRST FLOOR LANDING AREA:

Access to roof space, radiator, doors to all bedrooms and living room.

BATHROOM/WC:

White 3 piece suite comprising; panelled bath with shower over, low level wc, pedestal wash hand basin, tiled walls.

BEDROOM ONE: 17'2 (5.29m) into bay window x 12'9 (3.89m) in alcove

Double glazed bay window to the front, alcoves, marble period fireplace surround, double radiator.

BEDROOM TWO: 10'4 (3.14m) x 8'2 (2.49m)

Double glazed window to the front, radiator.

BEDROOM THREE: 10'7 (3.21m) x 8'3 (2.52m)

Double glazed window to the rear, radiator.

EXTERNALLY:

Rear yard with access to park car.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL HEATING

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: REAR YARD AND ON STREET 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.

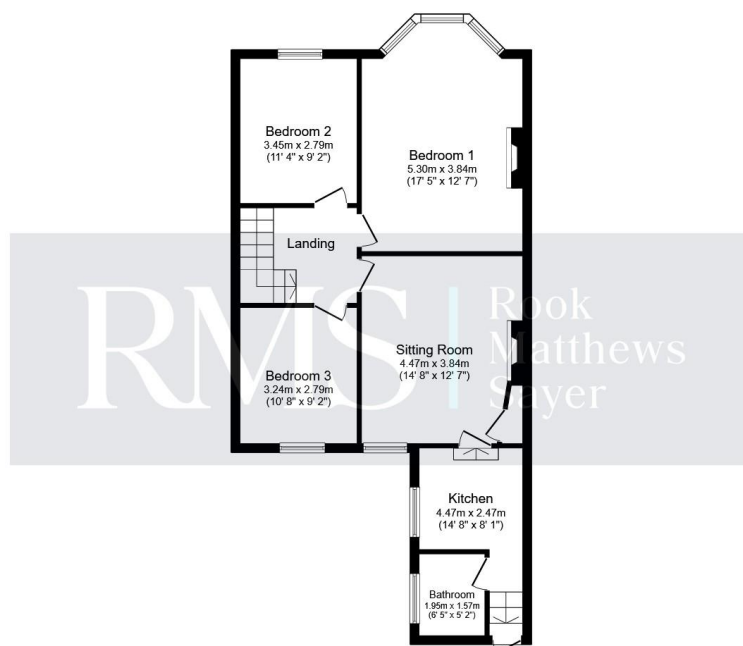
TENURE

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.

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

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Newcastle Upon Tyne



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		
55-68	D	57 D	65 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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