



Otterburn Villas North

Jesmond

- Two bed first floor flat
- Close to local amenities
- Leasehold - Peppercorn lease - 999 years from 18th October 1993
- Share of Freehold
- EPC rating D / Council tax rating B

£ 185,000



0191 281 6700
51 St Georges Terrace, Jesmond, NE2 2SX

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
jesmond@rmsestateagents.co.uk

Otterburn Villas North

Jesmond

PROPERTY DESCRIPTION

Presenting a spacious flat, ideally suited for couples, investors, or first-time buyers. This property boasts a neutrally decorated interior, thus providing a blank canvas for potential buyers to put their personal touch.

The accommodation consists of two ample bedrooms, a welcoming reception room, a functional kitchen, and a spacious bathroom. The reception room is particularly noteworthy, featuring high ceilings that lend an air of spaciousness, and a charming fireplace that adds a cosy and homely touch. The kitchen is equipped to cater to your culinary needs.

The flat benefits from an EPC rating of D and falls under council tax band B, offering reasonable energy efficiency and tax rates. The property's location is another strong plus point, as it sits within easy reach of public transport links, local amenities, and nearby parks, ensuring convenience for daily commutes and weekend leisure. Families would also appreciate the proximity to nearby schools.

One of the unique features of this flat is its high ceilings, which not only provide a sense of grandeur but also create a light and airy environment. This is indeed an excellent opportunity to acquire a property that successfully combines a superior location with an inviting interior. All in all, this flat is a gem that offers a blend of comfort, convenience, and potential for personalisation.

ENTRANCE HALL

The hall has an entrance door, laminate flooring and a security entry phone system.

LOUNGE 15'3 into bay x 12'5 (4.65m into bay x 3.78m)

The lounge has a square bay window to the side, wood effect fireplace with tiled inset, electric fire, telephone point, television aerial point, coving to the ceiling and a radiator.

KITCHEN 9'3 x 10'0 (2.82m x 3.05m)

The kitchen is fitted with a range of wall and base units, single drainer sink unit, built-in electric oven, built-in gas hob, extractor hood and space for the inclusion of an automatic washing machine. There is a wall mounted central heating boiler and a double glazed window to the side.

BEDROOM ONE 14'2 x 12'3 (4.32m x 3.73m)

Bedroom one has two double glazed windows to the front, telephone point and a radiator.

BEDROOM TWO 15'0 x 7'0 (4.57m x 2.13m)

This second bedroom has a double glazed window to the front, coving to the ceiling and a radiator.

BATHROOM/WC

The bathroom has a white three piece suite comprising; panelled bath with electric shower ver, pedestal wash hand basin and a low level wc. There are part tiled walls, tiled flooring and a double glazed frosted window to the side.

EXTERNALLY

There is a shared yard to the rear of the property.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL HEATING

Broadband: FIBER AVAILABLE

Mobile Signal Coverage Blackspot: NO

Parking: NO PARKING

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

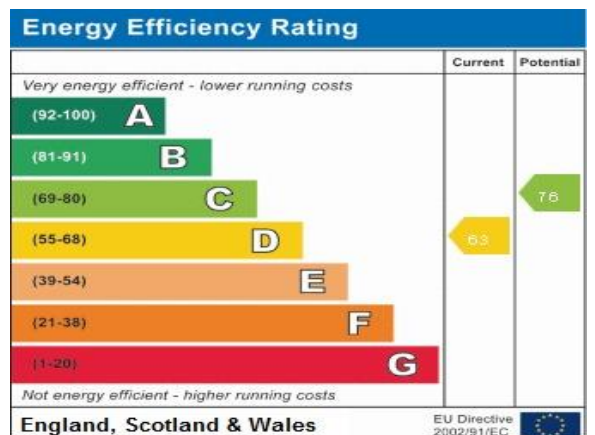
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 1993

COUNCIL TAX BAND: B

EPC RATING: D

JR00004184.MJ.KC.9/4/24.V2



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.

16 Branches across the North-East

