



Burdon Terrace

Jesmond

- Two bedrooms
- Top floor flat
- Sold as seen
- No upper chain
- Leasehold

£ 210,000



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Burdon Terrace

Jesmond

Available with no upper chain is this two bedroom, top floor flat in the heart of Jesmond, the Brandling Village conservation area. The property comprises; kitchen/diner and utility cupboard, large lounge, 2 double bedrooms and bathroom/w.c. As it is south facing, the lounge and dining/kitchen benefit from a lot of natural light. The flat is a blank canvas waiting for someone to put their own stamp on it.

ENTRANCE HALL

Entrance door, staircase to second floor.

2nd FLOOR LANDING

Door to inner hall, door to utility cupboard, sky light, radiator, security entry phone, staircase to 3rd floor.

UTILITY – 6'6 x 4'5 (1.98m x 1.37m)

Skylight, wall mounted central heating boiler, space for auto washer.

INNER HALL

Doors to bathroom and kitchen, built in cupboard, laminate flooring.

BREAKFAST KITCHEN – 16'11 x 13'1 (5.16m x 3.99m)

Fitted with a range of base units, single drainer sink unit, gas cooker point, two skylights, integrated dishwasher, laminate flooring, two sash windows, and door to rear.

BATHROOM/W.C – 8'8 x 8'2 (2.62m x 2.48m)

White 4 piece suite comprising; corner bath, wash hand basin, step in shower cubicle with mains shower, low level w.c, part tiled walls, heated towel rail, skylight.

3rd FLOOR LANDING

Access to roof space, built in cupboard, doors to both bedrooms and lounge.

LOUNGE – 15'4 max x 18'8 (4.67m x 5.69m)

Double glazed bay window to the rear with leaded top lights, period fire surround, living flame effect gas fire, picture rail, double radiator.

BEDROOM 1 – 14'1 x 17'3 (4.29m x 5.26m)

Double glazed window to the front, built in wardrobe.

BEDROOM 2 – 13'6 x 7'4 (4.12m x 2.24m)

Double glazed window to the front, double radiator.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL HEATING

Broadband: NO BROADBAND CURRENTLY INSTALLED

Mobile Signal Coverage Blackspot: NO

Parking: PERMIT PARKING ON STREET

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.

COUNCIL TAX BAND: D

EPC RATING: D

JR00004276.MJ.KC.02/07/24.V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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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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