



## Osborne Road

### Jesmond

- Edwardian Semi-detached house
- Four bedrooms, two reception rooms & Study
- Wood burning stove
- Enclosed rear garden
- Freehold
- No upper chain
- EPC rating D/ Council Tax band E

Offers in Excess of **£565,000**

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# Osborne Road

## Jesmond, NE2 3LB

An elegant and spacious Edwardian semi-detached property, perfect for families. With a total of four bedrooms, this home offers ample space for a growing family. The first and second bedrooms are both double, with the first benefitting from a bay window, and the second boasting built-in wardrobes and a fireplace. The third bedroom is also a double, while the fourth bedroom features a bay window, providing plenty of natural light.

The property features a spacious, open-plan kitchen with a dedicated utility room and natural light flooding in from the garden access. The kitchen also extends into a sitting room/dining room, creating a seamless flow for family living and entertaining and has a wonderful wood burning stove providing warmth for those colder days and nights.

The property offers two further reception rooms, with the first showcasing a fireplace, wood floors, a bay window, and period features, adding to the overall charm of the home. There is also a dedicated study, ideal for those working from home or needing a quiet space for study. The family bathroom is modern and well-appointed, featuring a free-standing bath and a separate shower cubicle.

With an EPC rating of D and a council tax band E, this property is ideally located near public transport links, nearby schools, and local amenities, making it a convenient choice. Unique features such as a fireplace, open-plan design, and wood burning stove add to its appeal and character. In summary, this semi-detached property offers excellent space, charm, and convenience, making it an ideal family home.



### PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS GAS CENTRAL HEATING  
Broadband: ADSL  
Mobile Signal Coverage Blackspot: NO  
Parking: DRIVEWAY

### 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

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

### COUNCIL TAX BAND: E

EPC RATING: D



### ENTRANCE PORCH

Part glazed entrance door, windows to front and side.

### ENTRANCE HALL

Part glazed entrance door, staircase to first floor with spindle banister, wooden flooring, and coving to ceiling.

### CLOAKROOM/W.C

Window to the rear, low level w.c, pedestal wash hand basin, radiator.

### LOUNGE 18'5 max x 14'5 max (5.61m x 4.39m)

Bay window to the front with leaded top lights, wood fireplace, living flame effect gas fire, picture rail, coving to ceiling.

### STUDY – 7'4 x 7'4 (2.24m x 2.24m)

Window to the front with leaded top lights, wooden floors, coving to ceiling, radiator.

### OPEN PLAN SITTING ROOM/DINING KITCHEN – 15'6 max narrow to 11'2 x 34'9 plus alcoves (4.72m max narrow to 3.40m x 10.63m plus alcoves) – L-shape

Fitted with a range of wall and base units, single drainer sink unit, built in oven, built in gas hob, two radiators, windows to the side and rear, door to rear, coving to ceiling, alcove, wood burning stove in sitting room area, wooden flooring.

### UTILITY

Space for auto washer, space for tumble dryer, window to the rear, door to the rear garden, radiator.

### HALF LANDING

Stained glass feature window.

### BEDROOM 1 – 13'5 max x 19'3 max (4.09m max x 5.87m max)

Bay window with window seat to the front, two alcoves, coving to ceiling, picture rail.

### BEDROOM 2 – 13'5 max x 15'3 max (4.09m max x 4.65m max)

Window to the rear, decorative period fireplace, two alcoves, coving to ceiling, radiator.

### BEDROOM 3 – 11'9 x 14'9 (3.58m x 4.50m)

Window to the rear, coving to ceiling, picture rail, radiator.

### BEDROOM 4 – 11'4 max x 14'9 max (3.45m x 4.50m max)

Window to the front, bay window to the front with window seat, leaded top lights, built in cupboard, radiator.

### BATHROOM

White pedestal wash hand basin, free standing bath with mixer shower taps, step in shower cubicle with mains fed shower, window to the side.

### SEPARATE W.C

Low level w.c, frosted window to the rear.

### FRONT GARDEN

Driveway, flower, tree and shrub borders.

### REAR GARDEN

Laid mainly to lawn, flower, tree and shrub borders.





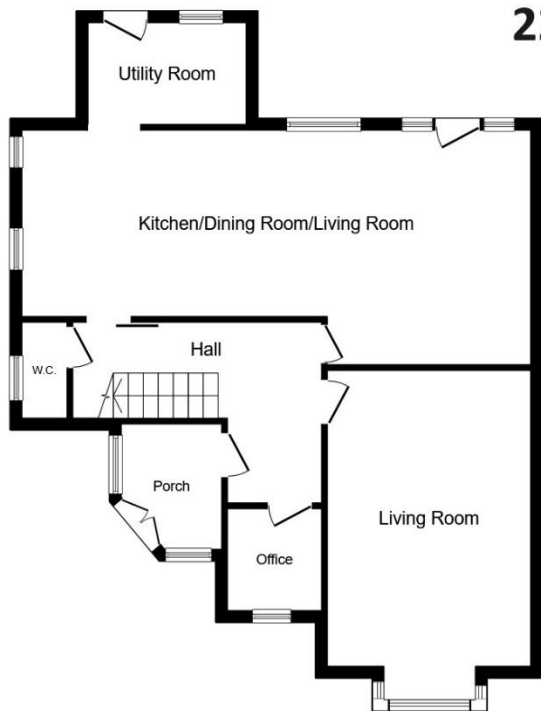
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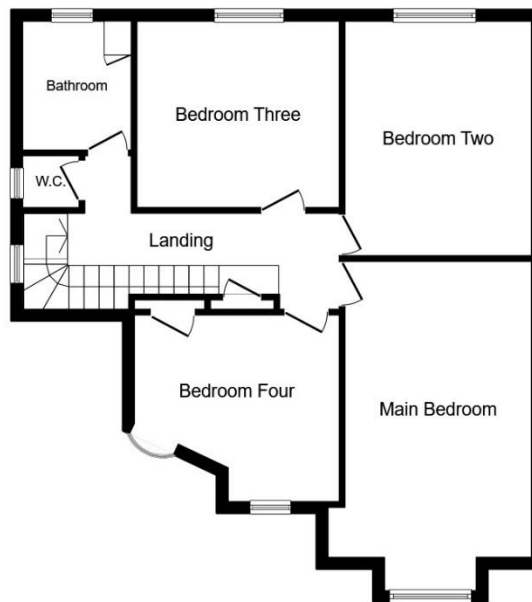


## 222 Osborne Road



### Ground Floor

Floor area 78.0 m<sup>2</sup> (840 sq.ft.)



### First Floor

Floor area 73.0 m<sup>2</sup> (785 sq.ft.)

TOTAL: 151.0 m<sup>2</sup> (1,625 sq.ft.)

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](http://www.Propertybox.io)

VERSION 1

### Flat A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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