



Cavendish Place Jesmond

Three storey HMO house

Sought after location

5 Bedrooms

Two shower rooms

Tenanted until summer 2025 achieving £32,500 per annum

Freehold

Council tax band D

EPC rating D

Offers over **£595,000**

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SAYER

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Cavendish Place Jesmond

ENTRANCE PORCH

Entrance door, dado rail.

ENTRANCE HALL

Part glazed entrance door, staircase to first floor with spindle banister, under stairs cupboard, double radiator.

LOUNGE - 11'5 x 14'4 (3.49m x 4.37m)

Double glazed window the rear, marble effect fireplace, tiled inset, two alcoves with fitted shelves and coving, picture rail, coving to ceiling, ceiling rose, double radiator.

BREAKFAST KITCHEN – 21'2 x 9'8 (6.46m x 2.94m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in gas hob, extractor hood, space for auto washer, space for auto dish washer, wall mounted central heating boiler in cupboard, sash window to the rear, double glazed door to the rear.

BEDROOM 1 – 14'4 max x 16'2 max (4.37m max x 4.92m max)

Double glazed bay window to the front, period style fireplace, tiled inset & hearth, two alcoves, picture rail, coving to ceiling, ceiling rose, double radiator.

HALF LANDING WITH DOORS OFF TO:

BEDROOM 2 – 9'8 x 10'2 (2.96m x 3.09m)

Double glazed window to the rear, double radiator.

SHOWER ROOM

White 3 piece suite comprising; step in shower cubicle with mains fed shower, pedestal wash hand basin, double glazed frosted window to the rear, radiator.

SEPARATE WC

Close coupled low level w.c, wash hand basin, double glazed frosted window the rear.

FIRST FLOOR:

BEDROOM 3 – 18'2 x 16'2 (5.54m x 4.93m)

Double glazed window and bay window to the front, coving to ceiling, picture rail, and radiator.

BEDROOM 4 – 11'7 x 14'8 (3.54m x 4.47m)

Double glazed window, double radiator, and wash hand basin.



SECOND FLOOR:

BEDROOM 5 – 20'7 (6.28m) with restricted head height x 10'4 (3.16m)

Double glazed dormer window to the rear, skylight to the front, radiator.

SHOWER ROOM/W.C

White 3 piece suite comprising; pedestal wash hand basin, step in shower cubicle with electric shower, low level w.c, skylight, radiator

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL HEATING

Broadband: FIBRE BROADBAND AVAILABLE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET 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.

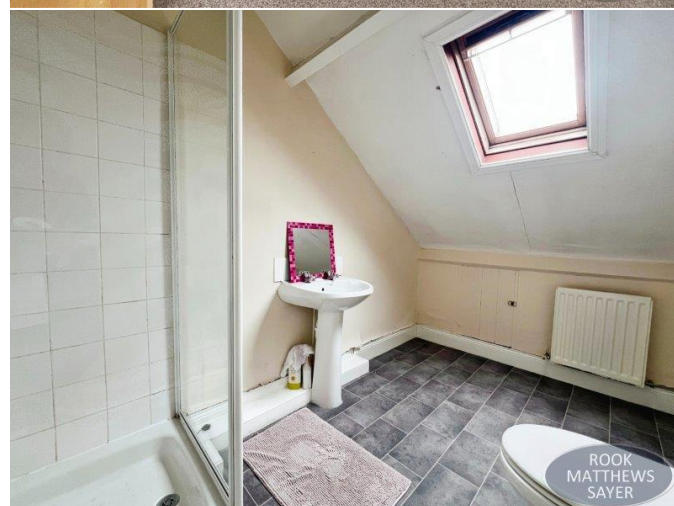
TENURE

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: D

EPC RATING: D

JR00004980.MJ.KC.29/8/24.V.2





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

