



## Queens Terrace Jesmond

Seven bedroom HMO house - tenanted until summer 2025

Currently achieving £45,500 rental income

Mid Terrace 3 storey house

Freehold

Council tax band E

EPC rating E

Offers over **£760,000**

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ROOK  
MATTHEWS  
SAYER

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# Queens Terrace

## Jesmond

### ENTRANCE PORCH

Entrance door.

### ENTRANCE HALL

Entrance door, staircase to first floor with spindle banister.

### LOUNGE - 13'7 x 14'10 (4.15m x 4.53m)

Window to the rear, fireplace, two alcoves, one with built in cupboard, television point.

### BREAKFAST KITCHEN – 16'4 x 9'10 (4.98m x 2.99m)

Fitted with a range of wall and base units, single drainer sink, built in oven, built in electric hob, extractor hood, integrated fridge/freezer and dishwasher, wall mounted central heating boiler, double glazed window to the rear.

### UTILITY

Wash hand basin, door to rear.

### CLOAKROOM/W.C (OFF UTILITY)

Close coupled w.c, part tiled walls, skylight.

### INNER HALL

Wash hand basin, double glazed window to the rear.

### BEDROOM 1 – 16'8 x 15'6 (5.08m x 4.73m) (GROUND FLOOR)

Double glazed bay window to the front, two alcoves, dado rail, coving to ceiling, picture rail, double radiator.

### BEDROOM 2- 9'1 x 9'11 (3.02m x 3.02m) (HALF LANDING)

Double glazed window the rear, built in wardrobe, telephone point, double radiator.

### BATHROOM/W.C (HALF LANDING)

White 3 piece suite comprising; panelled bath with mains fed shower over, wash hand basin, low level w.c, heated towel rail, extractor fan, double glazed frosted window to the rear.

### BEDROOM 3 – 13'4 x 13'4 (4.07m x 4.07m) (FIRST FLOOR)

Double glazed window to the rear, two alcoves, and radiator.

### BEDROOM 4 – 14'7 x 13'7 max (4.45m x 4.15m max) (FIRST FLOOR)

Double glazed window to the front, fitted bedroom furniture, radiator.

### BEDROOM 5 – 11'1 x 8'10 (3.39m x 2.70m) (FIRST FLOOR)

Double glazed window the front, radiator.





### **SHOWER ROOM (HALF LANDING SECOND FLOOR)**

White 3 piece suite comprising shower cubicle, wash hand basin, low level w.c, heated towel rail and skylight.

### **BEDROOM 6 – 13'7 (4.16m) restricted head height x 12'1 (3.68m) (SECOND FLOOR)**

Skylight to rear.

### **BEDROOM 7 – 18'10 x 8'2 (5.75m x 2.48m) (SECOND FLOOR)**

Window the front.

### **EXTERNAL**

Small town garden to front, west facing rear yard.

### **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: E**

**EPC RATING: E**

JR00004316.MJ.KC.29/08/24.V.1





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		71 C
55-68	<b>D</b>		
39-54	<b>E</b>	42 E	
21-38	<b>F</b>		
1-20	<b>G</b>		

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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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