

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

Offers over **£760,000**

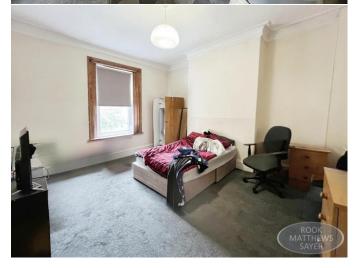
EPC rating E











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+	A		
81-91	В		
69-80	C		71 C
55-68	D		
39-54	E	42 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

