



Fairfield Road Jesmond

- Upper Floor Flat
- Three Bedrooms
- Shared Rear Yard
- Investment opportunity
- Peppercorn Leasehold

Offers in excess of £260,000



0191 281 6700
51 St George's Terrace, Jesmond NE2 2SX

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
jesmond@rmsestateagents.co.uk

Fairfield Road

Jesmond

A spacious upper 'Tyneside' flat situated within the West Jesmond area, close to local amenities on Brentwood Avenue. The property is currently tenanted until 8.9.26 and is achieving an annual income of £18,732 currently, increasing to £19,446 from 11.9.25 - 8.9.26. The accommodation comprises of entrance lobby, entrance hallway, staircase to floor, lounge, modern fitted kitchen, three bedrooms, shower room / w.c. Externally there is a shared rear yard.

Entrance Porch – Entrance door with glazed toplight

Entrance Hall – Stained and leaded part glazed entrance door, staircase to first floor

Lounge - 14'10 max x 10'8 max (4.52m x 3.25m) – Laminate flooring, double glazed window to rear, 2 alcoves, coving to ceiling and radiator

Kitchen - 13'8 x 8'2 (4.17m x 2.48m) – Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in electric oven, built in gas hob with extractor hood, wall mounted central heating boiler, double glazed window to rear

First floor landing – Built in storage cupboard

Bedroom 1 - 16'7 x 13'0 (5.05m x 3.96m) – Laminate flooring, double glazed bay window to front, 2 alcoves, coving to ceiling, radiator, wooden fire surround

Bedroom 2 - 10'3 x 8'2 (3.12m x 2.48m) Laminate flooring, double glazed window to front, radiator

Bedroom 3 - 9'4 x 8'3 (2.84m x 2.52m) – Double glazed window to rear, radiator

Bathroom / WC – White 3 piece suite comprising, panelled bath with shower over, pedestal wash hand basin, part tiled walls, low level WC, extractor fan, double glazed frosted window to rear

Rear Yard – Shared with gated access



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.

Peppercorn Lease: 999 years from 1 October 1984

Council Tax Band: B

EPC Rating: C

JR3582/MJ/KC/10.01.25/V.1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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.

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