



Lavender Gardens West Jesmond

Pair of Flats in sought after location

Freehold

No upper chain

Priced to reflect works required

EPC rating D

Council tax band B

Offers over **£350,000**

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Lavender Gardens West Jesmond

GROUND FLOOR FLAT

VESTIBULE

Entrance door

ENTRANCE HALL

Entrance door, cupboard.

LOUNGE – 13'11 (4.24m into cove) x 14'11 (4.55m)

Double glazed window to the rear, period style fire surround with fitted gas fire, one alcove, one cupboard, double radiator.

KITCHEN – 10'10 (3.3m) x 9'0 (2.75m)

Fitted with a range of wall and base cupboards, work surfaces, single drainer sink unit, gas cooker point, wall mounted combination boiler, double glazed window to the side, double glazed door to the side.

BEDROOM 1 – 16'11 (5.16m) into bay x 14'5(4.40m) into alcoves

Double glazed bay window to the front, alcoves, period style fireplace, coving to ceiling, double radiator.

BEDROOM 2 - 10'7 (3.22m) x 7'9 (2.35m)

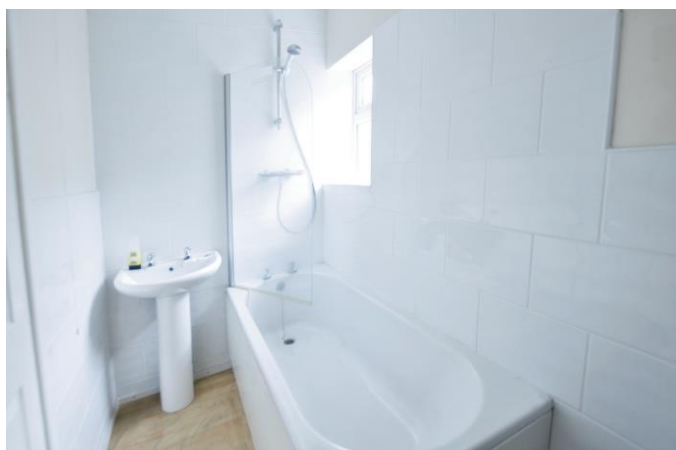
Double glazed window to rear, period style fireplace, double radiator.

BATHROOM/WC – 4'2 (1.3m) x 8'7 (2.62m)

Panelled bath with mains fed shower over, pedestal wash hand basin, low level wc, heated towel rail, double glazed frosted window to the rear.

EXTERNAL

Shared rear yard with upstairs flat.



UPSTAIRS FLAT

ENTRANCE HALL

Staircase to first floor, access to roof space via loft hatch, radiator, dado rail.

LOUNGE – 14'8 (4.47m) x 13'3 (4.05m)

Single glazed sash window to the rear, wood mantle, fitted gas fire, one alcove, one cupboard, double radiator.

KITCHEN – 11'3 (3.42m) x 9'3 (2.81m)

Base cupboards, work surfaces, single drainer sink unit, built in cupboard, wall mounted combination boiler, double radiator, door to yard, single glazed window to the side.

BEDROOM 1 – 16'10 (5.14m) into bay x 13'2 (4.0m)

Single sash window to the front, alcoves, original fireplace, coving to ceiling, radiator.

BEDROOM 2 – 9'11 (3.03m) x 8'3 (2.52m)

Single sash window to the front, radiator.

BEDROOM 3 – 10'0 (3.05m) x 7'8 (2.32m)

Single sash window to the rear, period fireplace, radiator.

BATHROOM/WC - 5'11 (1.8m) x 6'5 (1.96m)

White 3 piece suite comprising; panelled bath with tap fed shower over, wash hand basin, low level wc, radiator, single glazed frosted window to the side.

EXTERNAL

Rear shared yard with downstairs flat

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS CENTRAL HEATING

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET PERMIT PARKING

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: B

EPC RATING: D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Ground floor Flat

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Upstairs Flat

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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