



**\*\*AVAILABLE IMMEDIATELY\*\***  
**\*\*UNFURNISHED\*\*** **\*\*LARGE PRIVATE GARDEN\*\*** **\*\*JESMOND DENE CONSERVATION AREA\*\*** Situated on arguably one of Jesmond's prettiest residential terraces! A charming ground floor apartment with it's own private wrap-around garden, ideally located on a private road in the heart of Jesmond Dene Conservation Area on Collingwood Terrace. This tree-lined avenue is on the door-step to Jesmond Dene, walking distance to the café culture of Jesmond as well as good transport links nearby too.

Accessed with secure telephone entry system and via a well kept communal entrance hall to the side, the accommodation briefly comprises; private entrance hallway with store cupboard and double doors leading to the reception area; delightful 22ft lounge/diner with dual aspect views onto the garden, exposed brick chimney breast and wood flooring; modern fitted kitchen with tiled flooring and integrated appliances; two bedrooms, the master a spacious double with fitted wardrobes and access to the bathroom. The second bedroom also providing access to the garden via double doors; plush Jack & Jill family bathroom WC with Travertine tiling and under-floor heating. Externally there is gorgeous L-shaped private garden, South & East facing, laid mainly to lawn with stoned & hedges boundaries and a garden shed for storage. A gate also provides access to the road where

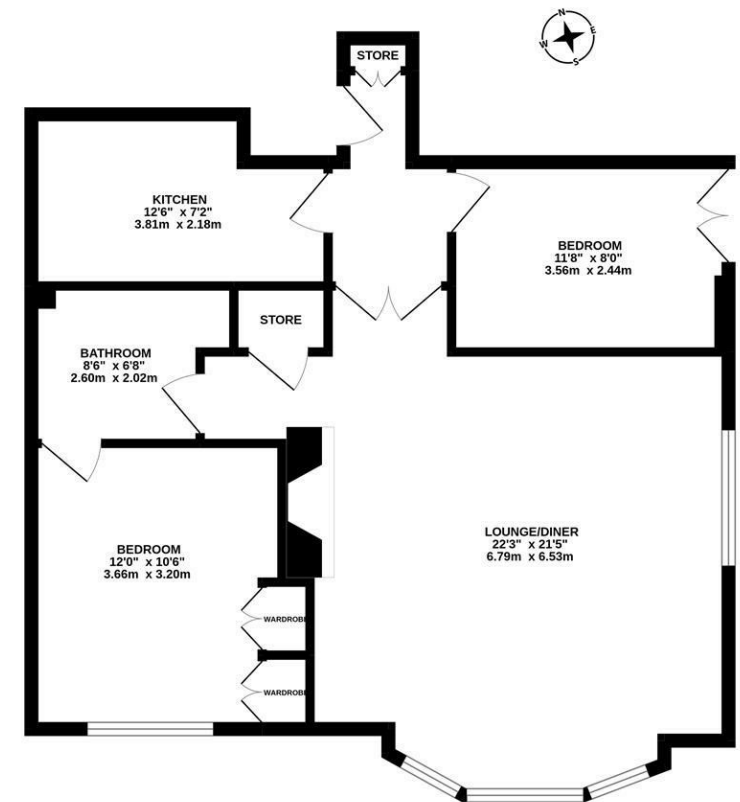


on street parking is available.

A rare property to the lettings market, very well presented throughout and available to professionals on an unfurnished basis. This property is not to be missed!

Available Immediately | £1,500pcm | Ground Floor Conversion Apartment | South/East Facing Private Garden | 747 Sq. ft (69.74m<sup>2</sup>) | Two Bedrooms | Unfurnished | 22ft Lounge/Diner with Dual Aspect | Plush Bathroom WC | Fitted Kitchen | Conservation Area | Private Road | Garden Shed | Ample Storage Space | GCH | Sliding Sash Windows | Council Tax Band: C | EPC Rating: D

GROUND FLOOR  
 747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA: 747 sq.ft. (69.4 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**£1,500 PCM**

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