



****AVAILABLE IMMEDIATELY****
****UNFURNISHED**** ****SOUTH FACING GARDEN**** ****CONSERVATION AREA****
 Located in the heart of Brandling Village Conservation Area, a classic Georgian townhouse, immaculately presented with south facing garden! Ideally located on Brandling Place South, this delightful Grade II listed terrace is perfectly placed close to excellent local schools, the shops, restaurants and cafés of Jesmond and walking distance to Newcastle City Centre itself.

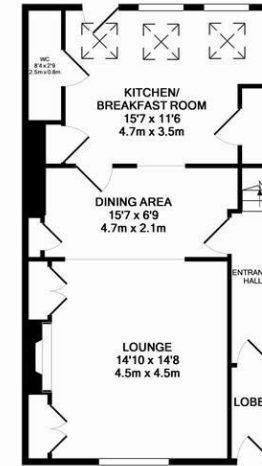
With superb attention to detail, the internal accommodation briefly comprises entrance lobby, through to entrance hall, open plan lounge/diner with feature fireplace, tall ceilings and sash window with working shutters through to an extended breakfasting kitchen with integrated appliances, double glazed sashes and skylights which gives access to a ground floor WC. The first floor boasts a magnificent full-width principal bedroom with south facing sash windows overlooking the garden and a full wall of fitted storage, a second double bedroom, refitted family bathroom and separate WC. The second floor is devoted entirely to bedroom three, an impressive room with two south facing double glazed sashes, two skylights and eaves storage. Externally the private garden to the front is mainly laid to lawn with paved patio areas and an enclosed courtyard to the rear of the house block-paved with sandstone walled boundaries and remote roller shutter providing off street



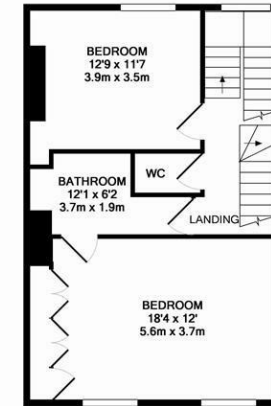
parking.

Available Immediately | £2,250pcm | Grade II Listed Terrace | Excellent Location | Three Double Bedrooms | 1,501 Sq Ft (139.4m²) | Unfurnished | Extended Breakfasting Kitchen | Ground Floor WC | South Facing Garden | Courtyard with Off Street Parking | Brandling Village Conservation Area | Council Tax Band: F | EPC Rating: C

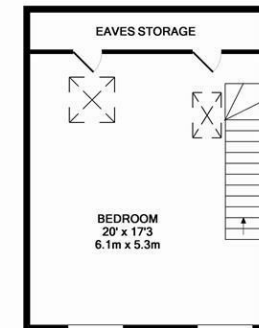
PLEASE NOTE: There is a tenant(s) administration fee of 50% of the first month's rent plus VAT and a damage deposit which is to be confirmed by the landlord.



GROUND FLOOR APPROX. FLOOR AREA 593 SQ.FT. (55.0 SQ.M.)



1ST FLOOR APPROX. FLOOR AREA 510 SQ.FT. (47.4 SQ.M.)



2ND FLOOR APPROX. FLOOR AREA 399 SQ.FT. (37.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1501 SQ.FT. (139.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
 Made with Metropix ©2014

£2,250 PCM

Misrepresentation Act 1967. These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

