

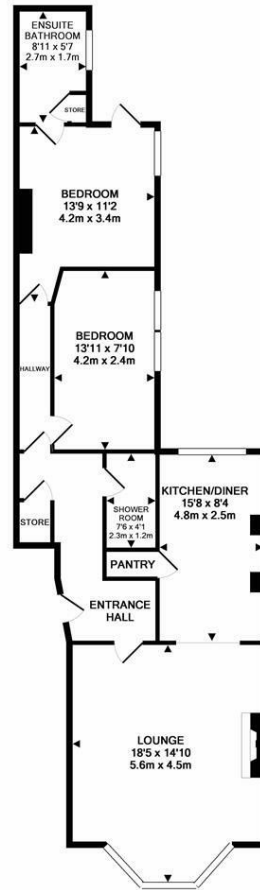




Well presented with a west facing private garden and off street parking. This delightful Victorian conversion is ideally located to the southern end of St George's Terrace, Jesmond. A stone's throw from the countless great shops and restaurants that Jesmond has to offer as well as West Jesmond Metro Station providing easy access to Newcastle City Centre, St Georges terrace is an ideal spot within central Jesmond for a variety of buyers.

Occupying the ground floor of this sympathetic conversion and boasting in excess of 820 Sq ft, the accommodation briefly comprises: communal entrance hall; private entrance hall; an impressive 18ft lounge with large west facing bay, polished wooden flooring and fireplace with multi fuel stove, open to kitchen/diner with pantry cupboard and window to rear yard; re-fitted shower-room accessed from hallway and two double bedrooms, the master with en-suite bathroom and access to rear yard. Externally, the property offers a delightful west facing garden to the front and a rear yard with electric roller door providing secure off street parking. Well presented throughout, with gas 'combi' central heating and recently fitted replacement timber sash windows, an early internal inspection is simply a must!

Well Presented Ground Floor Conversion  
 Apartment | 820 Sq ft (76.5 m2) | Two Double Bedrooms | 18ft Lounge | Kitchen/Diner | Shower Room & En-Suite Bathroom | Central Location | West Facing Garden & Rear Yard | Off Street Parking | GCH & DG | Leasehold - Share of Freehold with 960 Years Remaining | Council Tax Band C | EPC Rating: D



TOTAL APPROX. FLOOR AREA 824 SQ.FT. (76.5 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.  
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**Offers Over £290,000**

**IMPORTANT NOTE:** 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.

