



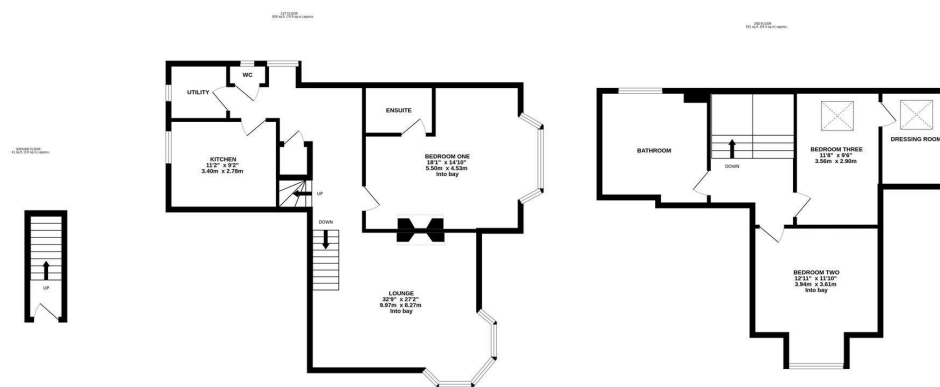
GENEROUS FIRST FLOOR & SECOND FLOOR MAISONETTE WITH NO ONWARD CHAIN! Occupying the first and second floor of this end-terrace conversion, a substantial three-bedroom maisonette centrally located on the corner of Grosvenor Place, Jesmond. Fern Avenue is conveniently located to give excellent access to the nearby Waitrose, the shops and cafés of Acorn Road, the restaurants of Osborne Road as well as Jesmond Dene and excellent local transport links including Jesmond and West Jesmond Metro Stations which are only a short walk away.

The accommodation briefly comprises: entrance hall with stairs to first floor landing; 32ft lounge with walk in bay and feature fireplace; kitchen with a range of fitted units, work surfaces, some integrated appliances, tiled flooring and spot lighting; utility room; first floor WC; bedroom one with walk in bay, feature fireplace, spot lighting and access to an en-suite bathroom complete with three piece suite. The second floor landing gives access to; bedroom two with walk in bay; bedroom three with sky light and access to a dressing room with sky light; generous bathroom complete with three piece suite and spot lighting. Externally, an enclosed yard/patio area laid to block paving and enclosed with wall boundaries and gated access. With no onward chain, early viewings are advised!

End-Terrace Maisonette | 1,439 Sq ft (133.7m²) | Three Bedrooms | 32ft Lounge | Kitchen | Utility Room | 1st Floor WC | 1st Floor En-Suite Shower Room | 2nd Floor Bathroom | Dressing Room to Bedroom Three | Yard/Patio | GCH | No Onward Chain | Freehold with Leasehold Being Granted During Transaction | Council Tax Band D | EPC: D

Offers Over £365,000

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.



TOTAL FLOOR AREA: 1439 sq.ft. (133.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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