

BRUNTON

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GLENTHORN ROAD, JESMOND, NE2

Offers Over £175,000

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NO ONWARD CHAIN - GROUND FLOOR FLAT - INVESTMENT POTENTIAL

Brunton Residential are pleased to offer to the market this two-bedroom lower Tyneside flat, located on Glenthorn Road, Jesmond. The property has a traditional Tyneside flat layout and could benefit from a kitchen and bathroom refurbishment. Currently tenanted @£1040pcm until 21st July 2024. This would make an ideal investment property or a fantastic first-time buy.

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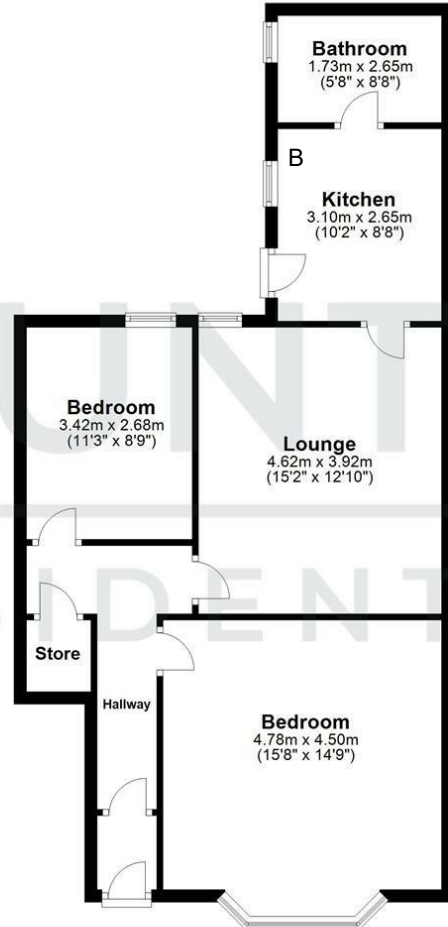
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Accommodation briefly comprises; entrance hallway with store cupboard which first leads to a large double bedroom with bay window to the front. To the rear of the property is a second double bedroom, spacious lounge which leads to the kitchen and then bathroom. The kitchen is fitted with wall and floor units with coordinated work surfaces and some fitted appliances. The tiled bathroom provides WC, basin and shower over bath. Externally, to the front is a small town garden with fenced boundary whilst to the rear is a private yard with walled boundaries.

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Ground Floor
Approx. 70.8 sq. metres (761.8 sq. feet)



Total area: approx. 70.8 sq. metres (761.8 sq. feet)
All measurements are approximate and are for illustration only.
Plan produced using PlanUp.

TENURE : Leasehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : B

EPC RATING : D

SERVICES :



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	