

# BRUNTON

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## RESIDENTIAL



**OSBORNE ROAD, JESMOND, NE2**

**Offers Over £325,000**



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A photograph of a residential interior. A staircase with a dark brown carpet and a wooden banister leads upwards. To the left of the stairs is a white door. On the right, a wooden side table holds a white corded telephone. The walls are a light beige color with a subtle pattern. The text 'BRUNTON' is overlaid in large, bold, dark letters, with 'RESIDENTIAL' in smaller, spaced-out letters below it.

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\* PRICED TO REFLECT FULL MODERNISATION THROUGHOUT! \*

Period Mid Terrace Family Home Boasting Two Good Sized Reception Rooms, Kitchen, Three Bedrooms, Bathroom, South Facing Rear Courtyard & Offered to the Market with No Onward Chain.

This three bedroomed Victorian terraced home is ideally situated on Osborne Road, Jesmond. Osborne Road provides an excellent position to allow access that everything central Jesmond has to offer, including its countless cafes, restaurants and amenities.

The property is also positioned just a short walk from Jesmond Dene, outstanding local schooling and both West Jesmond and Ilford Road Metro Stations, providing excellent links into Newcastle City Centre and throughout the region.

The property itself has been in the ownership of the current family for over 70 years and is in need of full renovation throughout.



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The internal accommodation comprises: Lobby, through to entrance hall with stairs leading to the first floor. To the left hand side of the hallway is a good sized lounge with walk-in bay window, original ceiling rose and original period fireplace. To the rear, is a second reception room which enjoys a south facing window overlooking the rear courtyard. To the very rear of the ground floor is a kitchen with a door leading out onto the rear courtyard.

The stairs then lead up to the first floor and give access to three bedrooms, of which two are comfortable doubles and both with period fireplaces. To the rear of the first floor is a bathroom with cast-iron bath and a separate WC.

Externally, the property enjoys a small town garden to the front, and to the rear is an enclosed and walled south facing courtyard with gated access out onto the rear service lane.

Priced to reflect the modernisations required, and available with immediate possession, this is an excellent opportunity for someone to create a more modern, period home within the very heart of Jesmond.





# BRUNTON

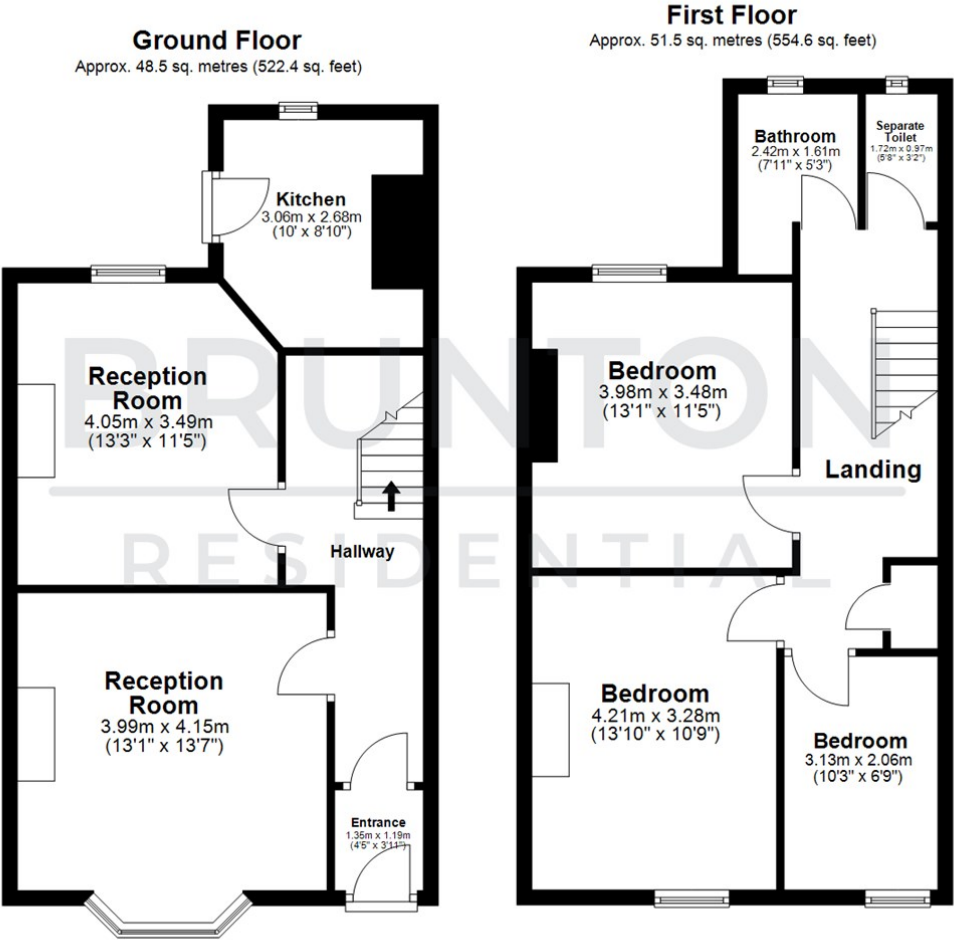
## RESIDENTIAL

TENURE : Freehold

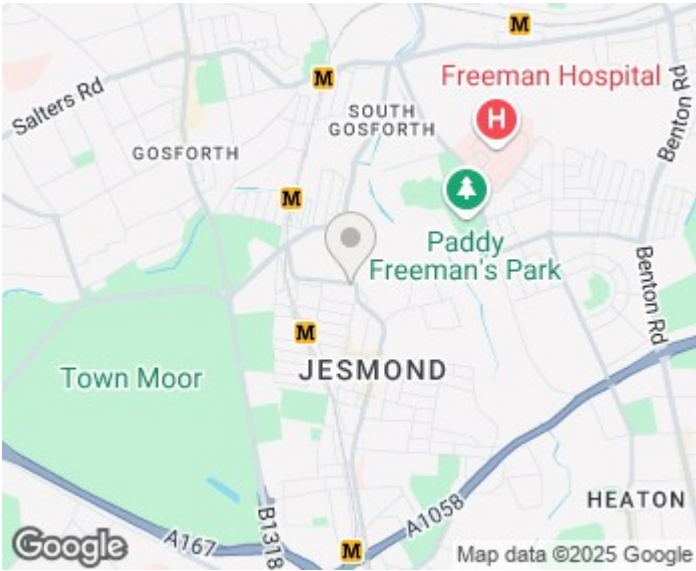
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND :

EPC RATING :



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		