



## **9 Holmwood Grove, NE2 3DS**

**Offers Over £210,000**

Hive Estates welcomes to the market this fantastic three-bedroom ground floor flat in West Jesmond. Having been refurbished to a high standard, the property boasts a stunning kitchen, spacious living room and three double bedrooms. A tenanted investment, it represents an excellent opportunity yielding 6.93%.

Upon entrance, the hallway provides direct access to two bedrooms, the main bathroom and the lounge. To the front of the property is the main bedroom, decorated in warm tones with a large bay window to allow for natural light and ample space for storage. The main bathroom is modern, fully tiled and equipped with a stylish shower over bath, WC and wash basin. The second bedroom overlooks the rear yard, with the same modern colour scheme of warm earth tones. Into the lounge, generous in size, with spotlights and a decorative fireplace and through access to the kitchen. The kitchen is fully fitted with wall and base units and integrated appliances. With a side door leading to the private yard, and access to the third bedroom at the rear of the property. The third bedroom is an excellent double size, with a window overlooking the yard.

Positioned on the ground floor, the modern décor brings a homely feel with stylish touches, whilst offering excellent condition throughout. With a fantastic rental yield of 6.93%, this property has a lot to offer for investors. In a great location, close to West Jesmond metro station, local shops and amenities.

**Lounge/Diner 14'9" x 13'5" (4.50 x 4.10)**

**Kitchen 12'7" x 8'2" (3.85 x 2.50)**

**Bedroom 1 9'0" x 16'0" (2.75 x 4.90)**

**Bedroom 2 11'3" x 9'10" (3.45 x 3.00)**

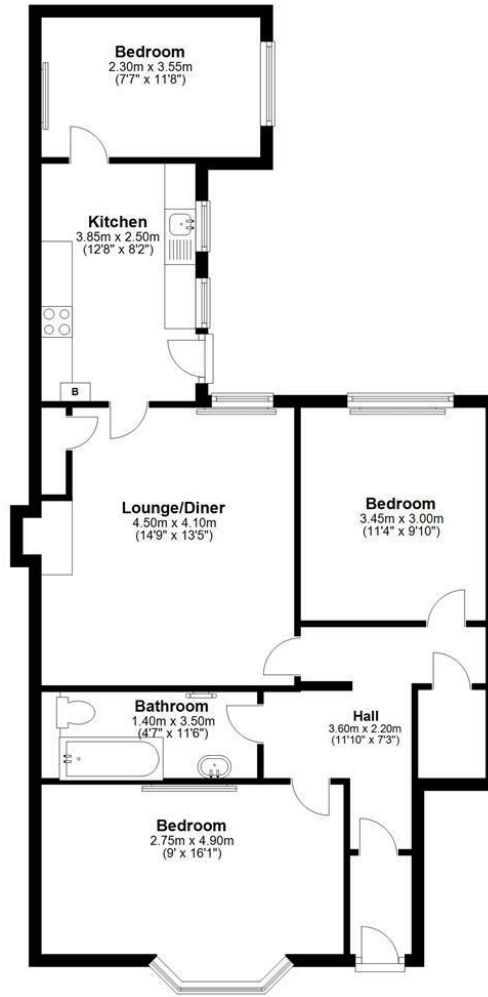
**Bedroom 3 7'6" x 11'7" (2.30 x 3.55)**

**Bathroom 4'7" x 11'5" (1.40 x 3.50)**

# Floor Plan

## Ground Floor

Approx. 78.9 sq. metres (848.9 sq. feet)



Total area: approx. 78.9 sq. metres (848.9 sq. feet)

## Area Map



## Energy Efficiency Graph

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.