



## **10 Osborne Terrace, Newcastle upon Tyne, NE2 1NE**

**Offers Over £210,000**

Hive Estates are delighted to welcome to the market this outstanding investment opportunity: a spacious, fully tenanted three bedroom duplex ideally positioned in the highly sought after area of Jesmond, Newcastle upon Tyne.

Well established as a rental property in a prime student and professional location, this investment offers both attractive returns and long term capital growth potential. The property currently generates an impressive annual rental income of £22,620, equating to a robust gross rental yield of 10.77%—making it a fantastic choice for landlords seeking to expand their portfolio.

Arranged over two floors, the property boasts generous proportions throughout, with three well sized double bedrooms, each neutrally decorated to maximise tenant appeal. The rooms are bright, spacious, and provide ample space for study and relaxation. There is large communal living and dining area, enhanced by two dormer windows which flood the space with natural light, creating a warm and inviting atmosphere. The living area flows into the well appointed kitchen complete with built in oven, hob, and fridge freezer. The property also benefits from a well maintained bathroom with shower, basin, and WC. To the rear, a private parking space adds further value—a rare and desirable feature in this area.

Jesmond is one of Newcastle's most popular rental hotspots, renowned for its lively atmosphere, excellent amenities, and superb transport links. The property is within walking distance of both Newcastle and Northumbria Universities, as well as local shops, cafés, bars, supermarkets, and Jesmond Metro Station. With frequent bus routes also nearby, tenants enjoy convenient access to the city centre and surrounding areas.

This prime positioning ensures strong and consistent rental demand year after year, appealing to both students and young professionals alike—safeguarding sustained yields and future growth.

**Lounge/Diner 14'5" x 14'5" (4.40 x 4.40)**

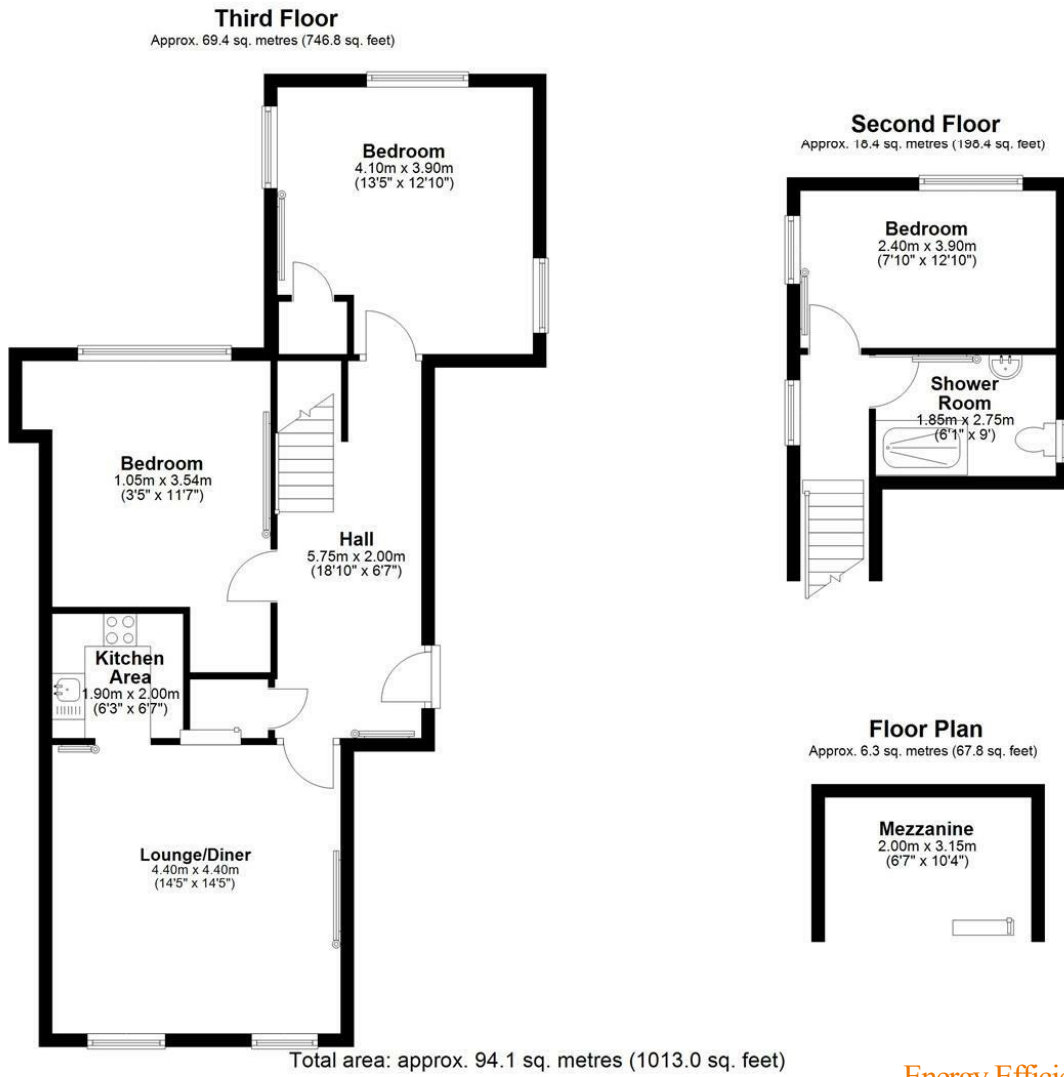
**Kitchen Area 6'2" x 6'6" (1.90 x 2.00)**

**Bedroom 1 13'5" x 12'9" (4.10 x 3.90)**

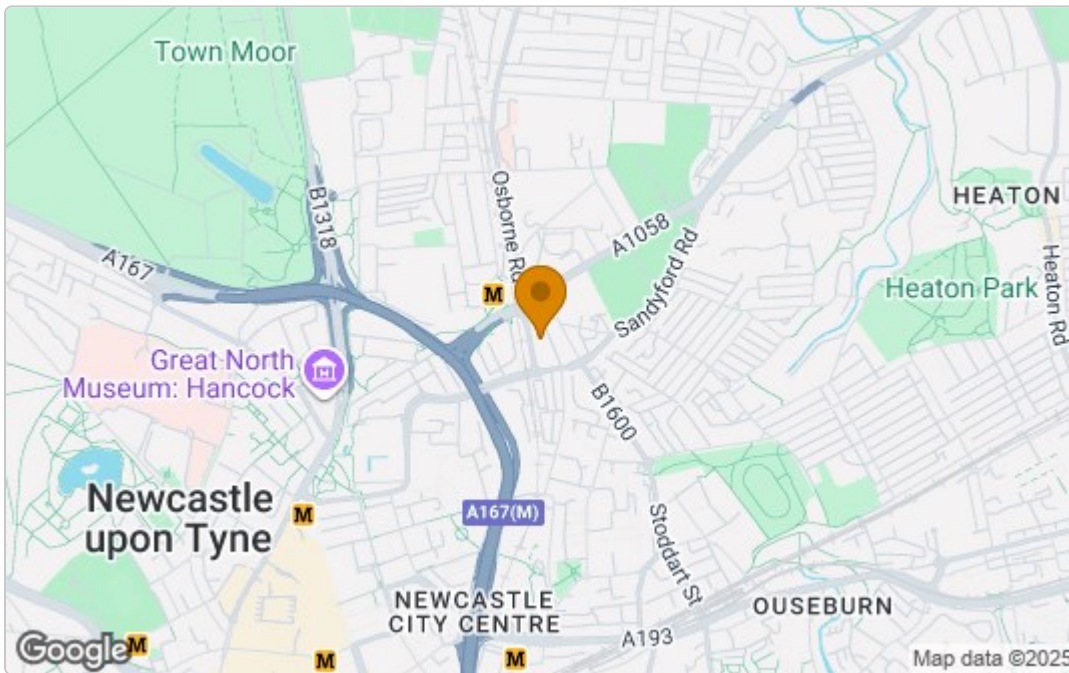
**Bedroom 2 13'3" x 11'7" (4.05 x 3.54)**

**Bedroom 3 7'10" x 12'9" (2.40 x 3.90)**

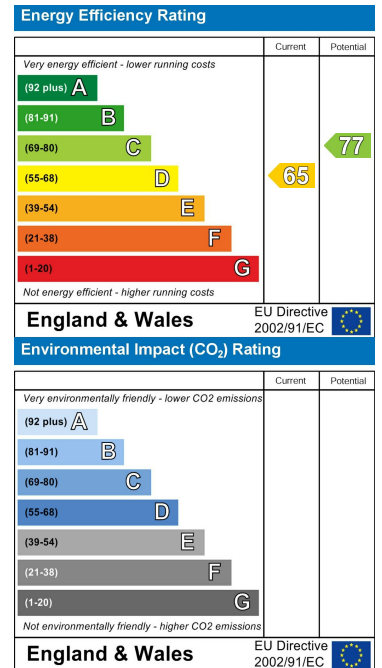
**Shower Room 6'0" x 9'0" (1.85 x 2.75)**



Area Map



Energy Efficiency Graph



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