

# BRUNTON

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## RESIDENTIAL



**28 LANSDOWNE GARDENS, JESMOND, NE2**

**Offers Over £335,000**



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Charming & Well Presented Double Fronted End Terrace Home Occupying an Attractive Position in the Heart of Jesmond Vale. With Two Double Bedrooms, 19ft Kitchen/Diner plus Separate Reception Room, Great Family Bathroom, South Facing Yard and Offered with No Onward Chain!

Offering well-proportioned accommodation and arranged over two floors this excellent, Victorian end terrace is ideally situated on the desirable Lansdowne Gardens, Jesmond Vale. Lansdowne Gardens, which offers a pleasant green and leafy outlook, is perfectly positioned to provide easy access into both central Jesmond with its shops, cafes and restaurants as well as Heaton and The Ouseburn.

The property is also located close to the shops, restaurants and transport links of The Cradlewell, outstanding local schooling and is also positioned only a short walk from Newcastle City Centre.



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The internal accommodation comprises: access via an entrance porchway leading into the entrance hallway, which provides access to the kitchen-diner, the principal reception room, and the staircase to the first-floor landing.

To the left-hand side of the entrance hall is the 19ft kitchen-diner, which is fitted with a range of wall and base units, integrated appliances, and a tiled splashback. This space enjoys an abundance of natural light from its dual-aspect layout, with plantation shutters to the front windows and a door leading out to the side yard.

To the right-hand side of the entrance hall is the main reception room, which benefits from tall ceilings, ornate cornicing, and an original ceiling rose. A fitted cellar accessed from the ground floor provides useful additional storage. The room further benefits from stripped wood flooring, a beautiful walk-in bay window, and a feature wood-burning stove, creating a warm and characterful setting.

The first-floor landing gives access to two good-sized double bedrooms and the family bathroom. Bedroom two, positioned to the right of the landing, features stripped wood flooring and plantation shutters. The principal bedroom is also a comfortable double and benefits from fitted wardrobes and stripped wood flooring. The family bathroom on this level features a stylish three-piece suite.

Externally, to the side of the property is a yard with fenced boundaries, while to the front is a delightful town garden.





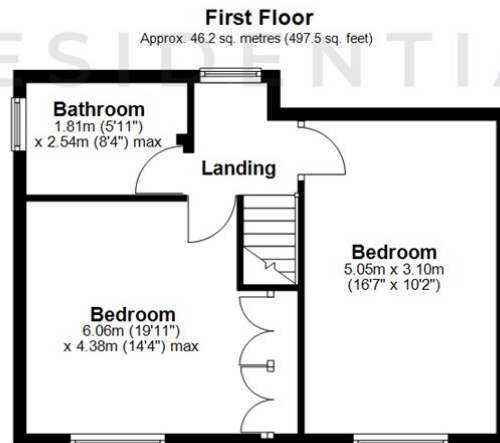
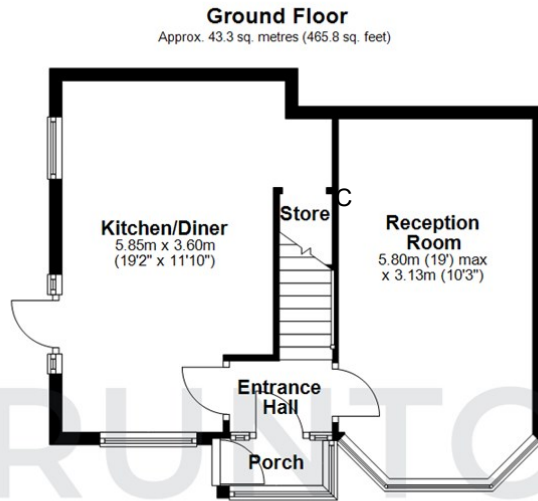
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : D



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



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>		63	80
<p><i>Not energy efficient - higher running costs</i></p>			

**England & Wales**

EU Directive  
2002/91/EC

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