

*Symonds  
Taylor*

**West Lodge, 9 La Sagesse, Newcastle Upon Tyne**

Newcastle Upon Tyne

Guide Price £575,000







# West Lodge, 9 La Sagesse

Newcastle Upon Tyne, Newcastle Upon Tyne

This unique 2 bedroom detached former lodge forms part of the exclusive La Sagesse estate in the heart of Jesmond which offers single storey living with its own gardens that we know will appeal to a wide range of buyers and where a viewing is essential to appreciate its position and all that it has to offer.

## **Accommodation comprises:**

**Ground floor:** Entrance hallway, open plan living & dining kitchen, utility room, principal bedroom, ensuite shower room, bedroom 2, bathroom/wc.

**Outside:** Communal grounds, rear lawn garden, Front paved courtyard garden, allocated parking.

Council Tax band: A

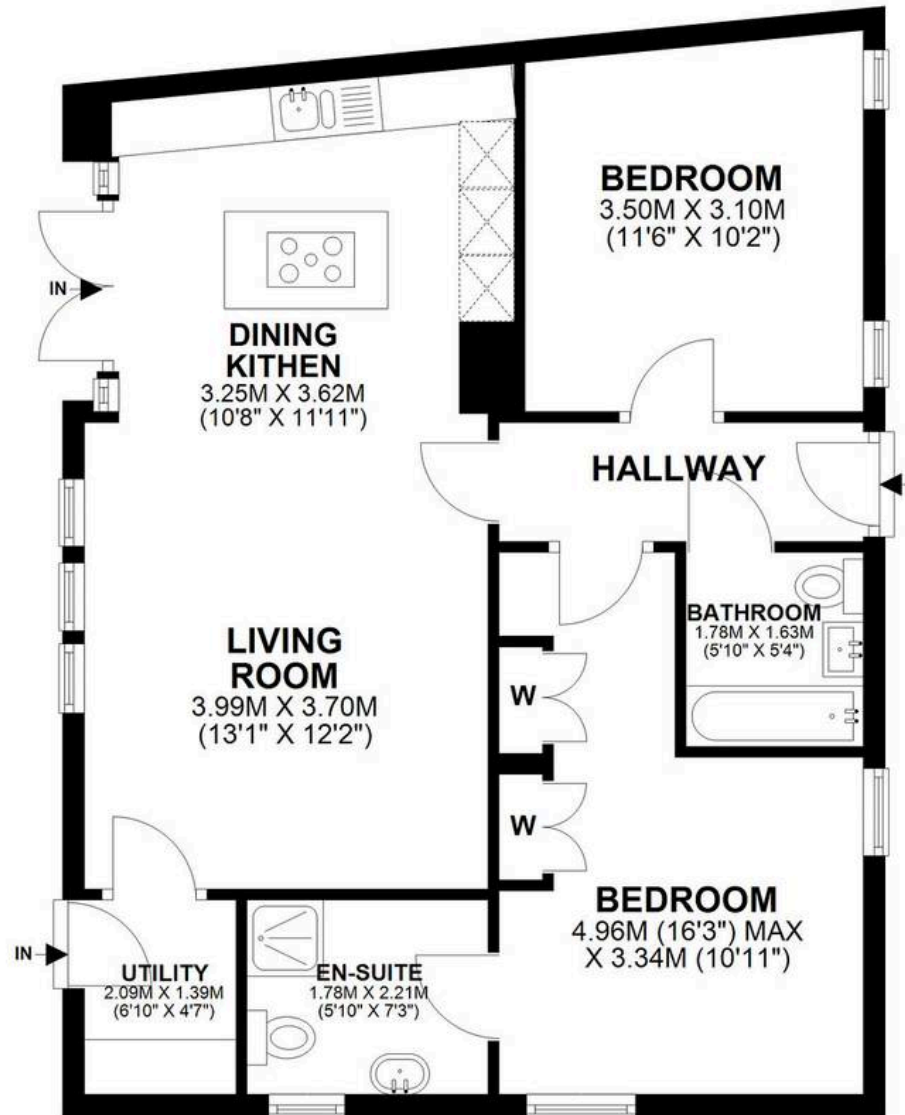
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







**WEST LODGE, 9 LA SAGESSE, JESMOND, NE2 3AF**

APPROXIMATE GROSS INTERNAL AREA 66 SQ M 710 SQ FT - NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements and fixtures including doors and windows are approximate and should be independently verified.









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All descriptions, plans or references to condition are given in good faith only.

Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you.