



**Symonds
Taylor**

17 The Grove, Gosforth

Newcastle Upon Tyne

Guide Price **£1,200,000**





17 The Grove

Gosforth, Newcastle Upon Tyne

This most impressive stone built, Grade II Listed, family home enjoys a prominent setting on a sought after street in the heart of central Gosforth with gardens front & rear, off street parking and spacious and versatile accommodation which is full of original features and will have a regional and national appeal.

Accommodation comprises:

Ground floor: Entrance vestibule, hallway, cloakroom/wc, drawing room, dining room, dining kitchen, pantry, utility room.

First floor: Landing, Principal bedroom, bedroom 2, sitting room, bedroom 3, family bathroom.

Second floor: Landing, bedroom 4.

Outside: South facing front lawn garden & terrace, rear courtyard, double driveway, off street parking, rear lawn garden.

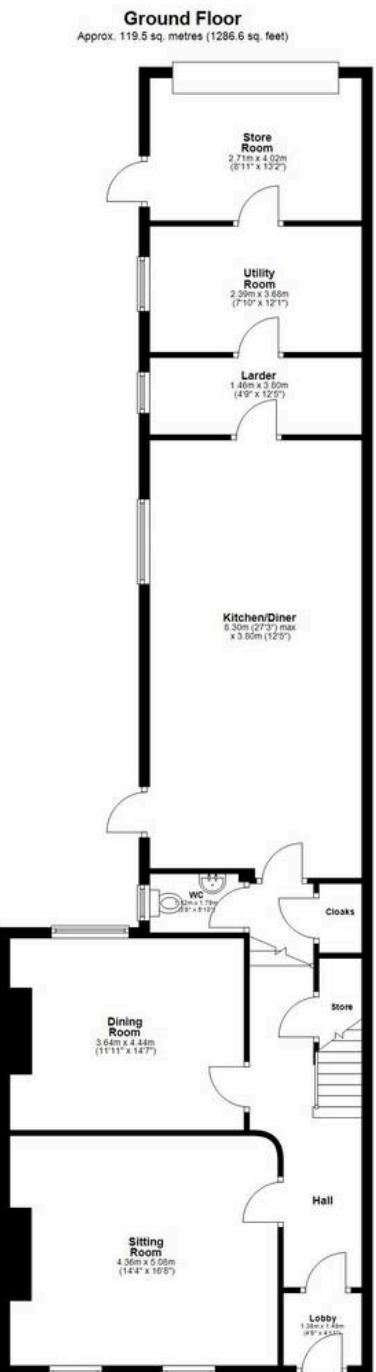
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Total area: approx. 271.4 sq. metres (2921.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1







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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.