



Oakland Road Jesmond

- Ground floor flat with 2 double bedrooms
- Suitable for investors - tenanted until July 2025 for £1000pcm
- Close to amenities on Brentwood Avenue including West Jesmond Metro
- South facing private rear yard
- EPC rating D/ Council Tax Band B

£ 195,000



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Oakland Road

Jesmond, NE2 3DR

Welcome to this charming flat listed for sale, beautifully nestled on Oakland Road, just off Brentwood Avenue. Currently tenanted until July 2025 and achieving a handsome rent of £1000 per calendar month, this property is an excellent opportunity for investors seeking a steady income stream.

The property features a well-proportioned reception room, perfect for cosy evenings in or entertaining guests. The kitchen is a space where you can whip up culinary delights. There are also two comfortable bedrooms, providing ample space for relaxation and rest. There is the added benefit of a private south facing rear courtyard! The property location is great, with excellent public transport links and local amenities just a stone's throw away.

The property has been assessed with an EPC rating of C, indicative of its energy efficiency. It falls under Council Tax Band B, which is an additional consideration for potential buyers. It's a perfect investment opportunity that's just waiting for the right buyer. Reach out and make this property yours today!

LOUNGE – 12'11 x 14'8 (3.94m x 4.47m)

Double glazed window to the rear, stripped wooden flooring, one alcove, television point, picture rail, coving to ceiling, double radiator, built in cupboard.

KITCHEN – 10'11 x 8'5 (3.33m x 2.57m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in gas hob, extractor hood, part tiled walls, wall mounted central heating boiler, radiator, double glazed window to rear, door to rear

BEDROOM 1 – 13'10 max into alcove x 16'11 max into bay (4.22m max into alcove x 5.16m max into bay)

Double glazed bay window to the front, stripped wooden flooring, and coving to ceiling, picture rail, ceiling rose, double radiator, marble fire surround, tiled inset and hearth.

BEDROOM 2 – 16'4 max x 8'00 (4.98m x 2.44m)

Walk in wardrobe

BATHROOM/W.C

White 3 piece suite comprising; panelled bath with mixer taps shower over, pedestal wash hand basin, low level w.c, cupboard housing automatic washing machine/tumble dryer.

REAR YARD

Private, south facing, with gated access.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS CENTRAL HEATING

Broadband: FIBRE AVAILABLE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET PERMIT PARKING

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

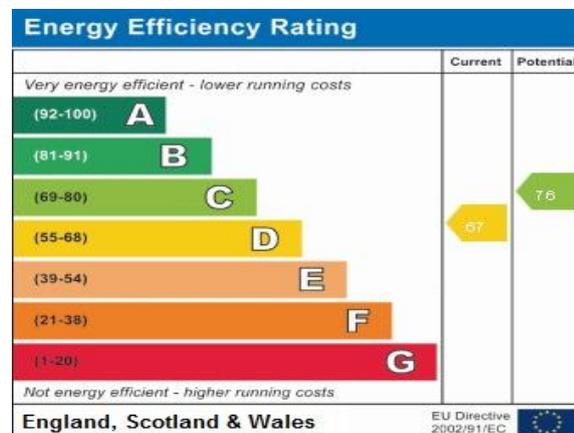
TENURE

Freehold. It is understood that this property is freehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

COUNCIL TAX BAND: D

EPC RATING: B

JR00004206.MJ.KC.22/04/24.V.2



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

