



## Wolseley Gardens Jesmond Vale

- 2 bedroom ground floor flat
- No upper chain
- Leasehold
- Council tax band A
- EPC rating D

**Offers in excess of £185,000**



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# Wolseley Gardens

Jesmond Vale

Presenting a neutrally decorated two-bedroom flat for sale in a highly sought-after area. This property benefits from convenient access to local amenities and the beautiful Jesmond Dene, making it an ideal choice for first-time buyers and investors alike.

Upon entering the flat, you're welcomed by a spacious reception room that boasts a charming fireplace with a living flame gas fire – a perfect space to unwind after a long day. The property comprises of two well-proportioned double bedrooms, creating ample space for relaxation and personalization. The master bedroom features a picturesque bay window, allowing for a flood of natural light and offering a delightful view from the comfort of your room. The flat is also equipped with a modern shower room fitted with dual shower heads, providing a refreshing and luxurious bathing experience. A functional kitchen is also included in the layout, making meal preparations easy and enjoyable. Externally, the property provides a south-facing shared yard at the rear, offering a lovely outdoor space to enjoy the sun and fresh air.

The flat is rated D on the EPC and belongs to the A band for council tax.

In summary, this flat presents an excellent opportunity for those seeking a comfortable and convenient living space in a desirable location. The property's neutral décor provides a blank canvas for you to bring your vision to life, making it a truly worthwhile investment.

## VESTIBULE

Entrance door, glazed toplight, stripped wooden flooring.

## RECEPTION HALL

Entrance door, stripped wooden flooring.

## LOUNGE – 14'7 max x 12'5 (4.45m max x 3.78m)

Double glazed window to the rear, tiled inset and hearth, living flame effect gas fire, cast iron fire surround, stripped wooden flooring, telephone point, television point, picture rail, radiator.

## KITCHEN – 14'6 x 7'9 (4.42m x 2.36m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in electric oven, built in gas hob, extractor hood, space for auto washer, space for auto dishwasher, wall mounted central heating boiler, radiator, double glazed window to the rear, double glazed door to the rear.

## INNER HALL

Built in cupboard, access to shower room/w.c

## BEDROOM 1 – 12'8 max x 17'5 max (3.86m max x 5.31m max)

Double glazed bay window to the front, two alcoves, coving to ceiling, picture rail, and ceiling rose, radiator.

## BEDROOM 2 – 11'1 x 7'4 (3.38m x 2.24m)

Double glazed window to the rear, stripped wooden flooring, and radiator.

## SHOWER ROOM/W.C

White 3 piece suite comprising; wash hand basin set in vanity unit, step in shower cubicle with dual shower head shower, low level w.c, double glazed froster window to the rear.

## REAR YARD

Shared south facing, cold water access, and rear vehicular access.

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS CENTRAL HEATING

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET 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

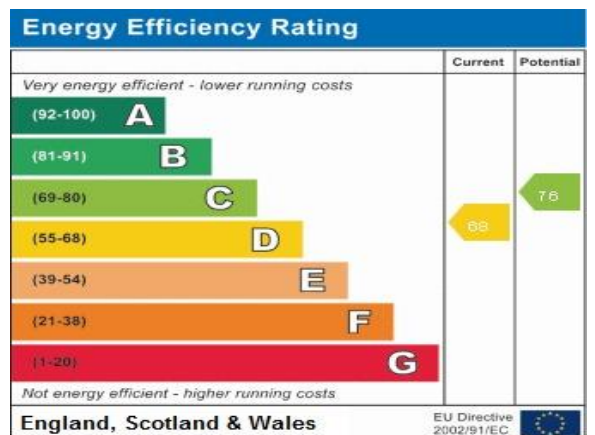
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

- Peppercorn Lease - 999 years from 16 November 1984

COUNCIL TAX BAND: A

EPC RATING: D

JR00004190.MJ.KC.21/05/24.V.1



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**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.

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