



Holmwood Grove

Jesmond

- Auction Entry - July 31st 2024 - Option 1
- Two bedroom ground floor flat
- Freehold
- Gas central heating
- Private rear yard
- EPC rating D/ Council tax band B

Auction Guide Price £150,000



0191 281 6700
51 St Georges Terrace, Jesmond, NE2 2SX

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
jesmond@rmsestateagents.co.uk

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For Sale by Auction: 31st July 2024, Option 1 - Terms and Conditions apply.

Presenting a unique opportunity to acquire a two-bedroom flat listed for sale. This property requires some renovation, making it an excellent choice for those who wish to personalise a space according to their taste. This flat is set in a council tax band B, guaranteeing reasonable expenses in a desirable location. The property boasts one spacious reception room, perfect for entertaining guests or spending quality family time. The property also offers a kitchen, providing a functional area for your culinary creations. Featuring two bedrooms, this flat provides ample space for a small family or a professional seeking a home office. Additionally, a shower room completes the accommodation, promising convenience for all residents. As for energy efficiency, the current EPC rating is 'D', indicating the potential for improvement and cost-saving in the future. This can be an advantageous factor for prospective buyers looking to modernise the property and increase its energy performance. This provides a unique chance for those interested to secure this property at a potentially favourable price. In conclusion, this two-bedroom flat, requiring renovation, offers a promising opportunity for buyers seeking a project. With its one reception room, a kitchen, and a bathroom, this property presents great potential to transform into a beautiful home or investment opportunity.

VESTIBULE

Entrance door, laminate flooring, coving to ceiling.

RECEPTION HALL

Part glazed entrance door with stained glass, understairs cupboards, radiator, and laminate flooring.

LOUNGE (Bedroom 1) 15'9 max x 16'9 max (4.80m max x 5.11m max)

Bay window to the front, marble fireplace, living flame effect gas fire, tiled inset and hearth, laminate flooring, two alcoves, television point, wall light points, picture rail, coving to ceiling, ceiling rose, double radiator.

LOUNGE/DINER – 13'6 max x 14'7 (4.12m max x 4.45m)

Window to the rear, laminate flooring, double radiator, period style fire surround.

KITCHEN – 13'6 x 8'3 (4.12m x 2.52m)

Fitted with a range of wall and base units, single drainer sink unit, gas cooker point, space for auto washer, window to the rear, door to rear.

BEDROOM 2 – 10'9 x 9'6 (3.28m x 2.90m)

Window to the rear, double radiator.

WET ROOM/W.C

White 3 piece suite comprising walk in shower with mains fed shower over, pedestal wash hand basin, low level w.c, tiled walls, radiator, extractor fan, frosted window to the rear.

EXTERNAL

REAR YARD and GARAGE – 17'9 x 18'9 max (5.41m x 5.72m) - Detached to the rear of the property, up and over door, single sink unit.

PRIMARY SERVICES SUPPLY

- Electricity: MAINS
- Water: MAINS
- Sewerage: MAINS
- Heating: GAS CENTRAL HEATING
- Broadband: NOT CURRENTLY INSTALLED
- Mobile Signal Coverage Blackspot: NO
- Parking: ON STREET PERMIT PARKING/ DETACHED GARAGE

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, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

EPC RATING: D JR00004267.MJ.KC.20/06/24.V.1

***AUCTION** - Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360. Terms and conditions apply see www.agentspropertyauction.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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.

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