



## Hazelwood Avenue Jesmond

- Two bedroom ground floor flat
- Private rear yard with vehicular access
- Sold as seen with no onward chain
- Central Jesmond location
- Peppercorn Lease - 999 years from 27 February 1987
- EPC rating D/ Council tax band B

**£ 180,000**



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# Hazelwood Avenue

## Jesmond

Welcome to this charming flat that's just waiting for someone to come and put their own stamp on it. The property boasts two bedrooms, a reception room, kitchen and bathroom/w.c. One of the standout features of this property is the rear yard, offering the potential for off street parking – a rare find in the city. Situated with public transport links and local amenities close by, everything you need is within easy reach. This is a fantastic opportunity for investors looking to expand their portfolio or first time buyers eager to get on the property ladder. Come and see the potential this flat holds. It's just waiting for you to come and breathe new life into it. \*All services/appliances have not and will not be tested\*

### ENTRANCE PORCH

Entrance door, coving to ceiling, dado rail.

### ENTRANCE HALL

Part glazed entrance door, understairs cupboards, and radiator.

### LOUNGE – 13'5 x 15'0 (4.09m x 4.57m)

Double glazed window to the rear, wood fire surround with inset recess, coving to ceiling, radiator.

### KITCHEN – 11'0 max x 8'7 (3.35m max x 2.62m)

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, part tiled walls, radiator, window to rear, door to rear.

### BEDROOM 1 – 15'41 max x 16'7 (4.67m max x 5.05m)

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

### BEDROOM 2 – 10'7 x 8'5 (3.22m x 2.57m)

Double glazed window to the rear, radiator.

### BATHROOM/W.C

White 3 piece suite comprising; panelled bath with mains fed shower over, pedestal wash hand basin, low level w.c, cupboard housing combination boiler, radiator, two double glazed frosted windows to the rear.

### REAR YARD

Private with rear vehicular access.

### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL HEATING

Broadband: NOT CURRENTLY INSTALLED

Mobile Signal Coverage Blackspot: NO

Parking: OFF 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

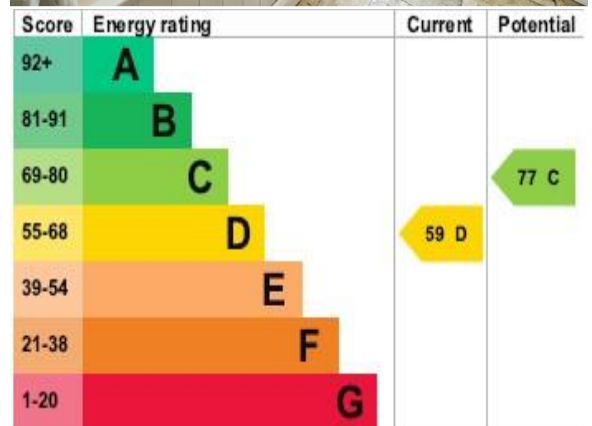
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

- Peppercorn Lease - 999 years from 27 February 1987

### COUNCIL TAX BAND: B

### EPC RATING: D

JR00004272.MJ.KC.12/07/24.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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