



Bayswater Road Jesmond

- Three bedrooms
- Ground floor flat
- Private south facing yard
- Leasehold - 999 years from 17 February 1983
- Council tax band B
- EPC rating D

£ 235,000



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Bayswater Road

Jesmond

Welcome to this delightful 3-bedroom ground floor flat. Perfectly positioned with excellent public transport links and close proximity to local amenities such as Jesmond metro station, Jesmond library, and Jesmond swimming pool, this property is a true gem.

Decorated neutrally to suit any taste, this home offers a comfortable and welcoming atmosphere. The property boasts an open-plan kitchen, fully fitted with an integrated fridge/freezer and dishwasher, perfect for those who love to cook and entertain. The kitchen flows seamlessly into the reception room, which provides access to a beautiful south facing private yard. This unique feature allows for an abundance of natural light, creating a bright and airy living space.

The property features three double bedrooms, each with their own unique qualities.

Bedroom one is a charming space featuring a bay window, allowing for a good amount of natural light. Bedroom two showcases a built-in cupboard, providing ample storage space whilst maintaining the room's clean design. The third bedroom, whilst modest, offers a comfortable space for rest and relaxation.

A neutrally decorated bathroom complements the property, though details are not specified, it completes the layout of this flat.

This flat is rated as a 'D' on the EPC and falls into council tax band 'B', making it an affordable option for many. Available with no upper chain.

Close to excellent schools and local amenities, this property is ideal for families or professionals seeking a well-connected and vibrant location. With its open-plan design and beautiful private yard, this property truly is a unique find in the heart of Jesmond.

ENTRANCE VESTIBULE

Entrance door

ENTRANCE HALL

Part glazed entrance door, laminate flooring, radiator, understairs cupboard, telephone point.

BEDROOM 1 – 13'7 (4.15m) plus alcove x 11'7 (3.54m) max

Double glazed bay window, one alcove, and radiator.

BATHROOM/W.C

Three piece white suite comprising; panelled bath with mains fed shower over, low level w.c, wash hand basin set in vanity unit, part tiled walls, tiled floor, shaver point, extractor fan, heated towel rail.

BEDROOM 2 – 11'9 x 8'4 (3.58m x 2.54m)

Double glazed window, radiator, built in cupboard.

LOUNGE/KITCHEN - 13'4 (4.07m) max x 21'6 (6.56m) max - L Shaped

Lounge area – Double glazed door to rear, one alcove, laminate flooring, and radiator.

Kitchen area – Range of wall and floor units, space for autowasher, electric hob, extractor fan, built in oven, wall mounted central heating boiler, integrated slimline dishwasher, fridge freezer.

BEDROOM 3 – 11'1 x 8'2 (3.38m x 2.48m)

Double glazed window to the rear, radiator.

EXTERNAL

Private yard, south facing.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL HEATING

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET PERMIT PARKING

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

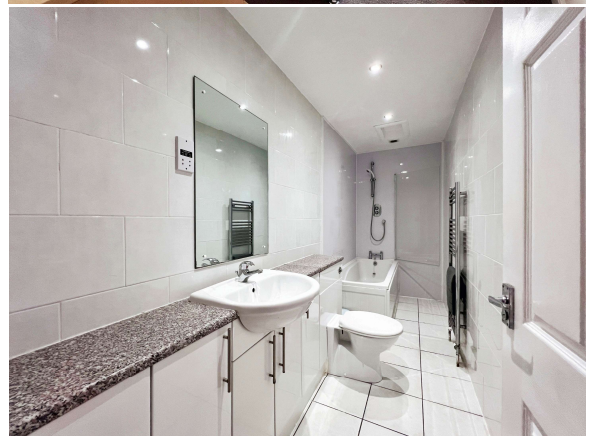
TENURE

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.

COUNCIL TAX BAND: B

EPC RATING: D

JR00004352.MJ.KC.16/10/24.V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 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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