



Fairfield Road | Jesmond | NE2

£540,000

Buy to let investment opportunity! This spacious six-bedroom maisonette is positioned within West Jesmond and walking distance to West Jesmond Metro Service.

RMS | Rook
Matthews
Sayer



Six Bedroom Maisonette

8.3% Gross Yield From July 2026

Well Presented | Buy to Let

**Leasehold – 999 years from
14 January 2019**

Prime West Jesmond Location

EPC Rating C

**New Tenants For July 2026
Paying £3,770pcm**

Council Tax Band B

For any more information regarding the property please contact us today

FIRST FLOOR

LOUNGE: 10 x 21'10 (3.06m x 6.67m)

Double glazed window to the rear, with a television point and two radiators.

KITCHEN: 13'6 x 8'6 (4.11m x 2.58m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, two integrated fridge freezers, integrated dishwasher and washing machine, with a double-glazed window and door to the rear.

BEDROOM ONE: 10'7 x 11'3 (3.23m x 3.43m)

Double glazed bay window to the front, with a fitted desk, built in cupboard, and radiator.

BEDROOM TWO: 10'7 x 10'8 (3.23m x 3.24m)

Double glazed window to the front, with a fitted desk and radiator.

BATHROOM/WC:

White 3 piece suite comprising of a paneled bath with mains fed shower over wash hand basin, Sani flow WC, part tiled walls and a heated towel rail.

SEPARATE WC:

Sani flow WC, and a wash hand basin.

SECOND FLOOR

BEDROOM THREE: 13'1 x 10'8 (3.98m x 3.26m)

Skylight window to the front, with a fitted desk and a radiator.

BEDROOM FOUR: 13'1 x 11'2 (3.98m max x 3.41m max)

Skylight window to the front, with a fitted desk, built in cupboard and a radiator.

BEDROOM FIVE: 10 x 10'8 (3.04m x 3.26m)

Skylight window to the rear, with a built in cupboard and a radiator.

BEDROOM SIX: 10 x 11'2 (3.04m x 3.41m)

Skylight window to the rear, with a built in cupboard and a radiator,

BATHROOM/WC:

White 3 piece suite comprising of a paneled bath with mains shower over wash hand basin, Sani flow WC, part tiled walls, heated towel rail and a skylight window.

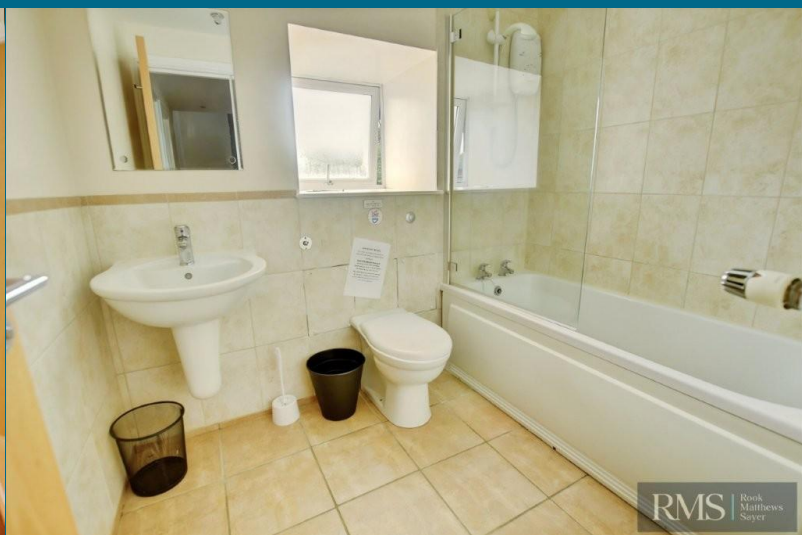
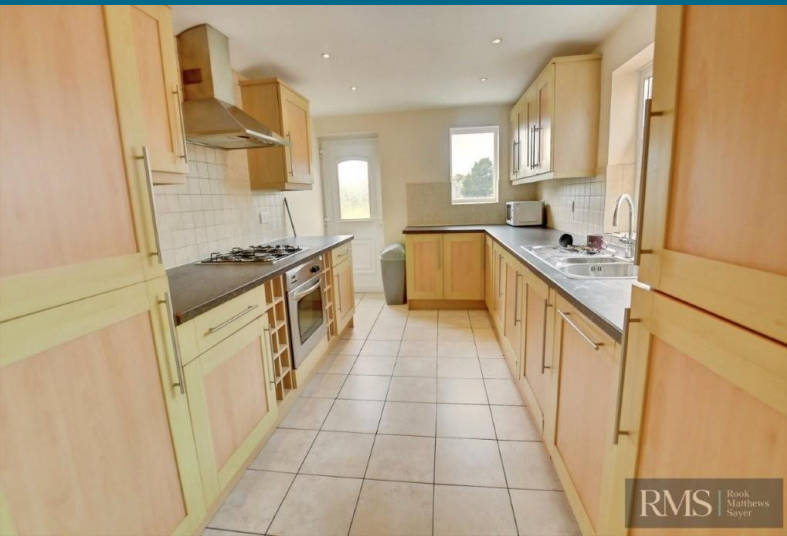
EXTERNALLY

There is a private yard to the rear.

T: 0191 281 6700

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Fibre

Mobile Signal Coverage Blackspot: No – limited indoors

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.

Length of Lease: 999 years from 14 January 2019

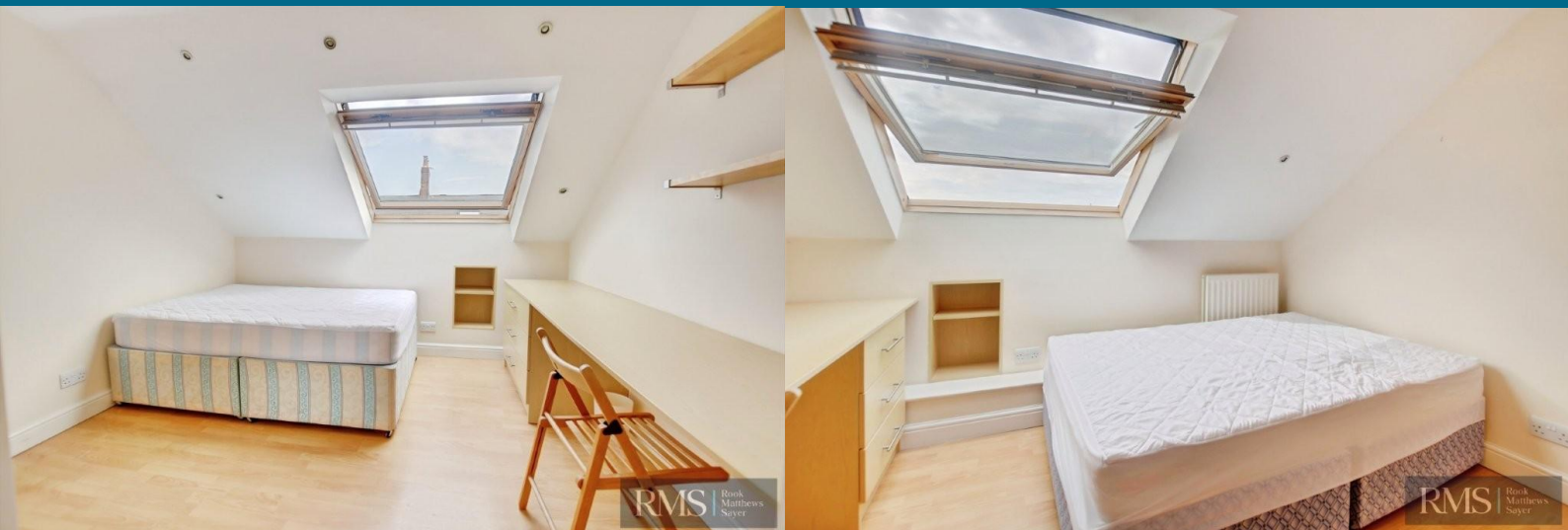
Ground Rent: Peppercorn

Service Charge: N/A

COUNCIL TAX BAND: B

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	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



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.