



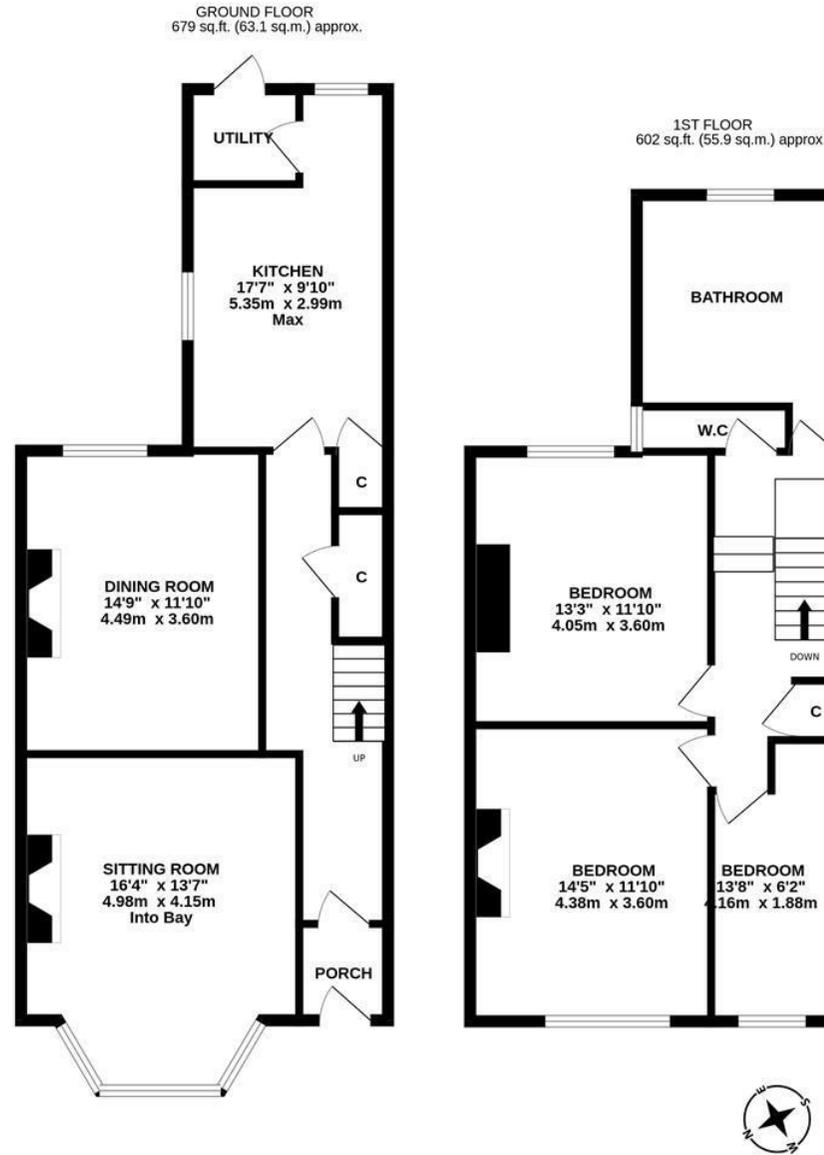
INVESTMENT OPPORTUNITY - CURRENTLY LET FOR 2026/27 STUDENT ACADEMIC YEAT AT £26,000 PER ANNUM - GROSS YIELD 7.7% GROSS YIELD! This Edwardian home is ideally located on Honister Avenue, High West Jesmond. Close to excellent local schools, Honister Avenue is perfectly placed within walking distance to Ilford Road Metro Station, surrounding greenery, the shopping facilities of Gosforth High Street and the restaurants, cafés and shops of Jesmond.

The accommodation briefly comprises: entrance porch through to entrance hall with stairs to first floor and under-stairs storage cupboard; sitting room with walk in bay and feature fireplace; dining room with feature fireplace; kitchen with fitted units, work surfaces, under-stairs storage and dual windows; utility with rear door access to the yard. The split level first floor landing with storage cupboard gives access to; three bedrooms, bedroom one with feature fireplace; generous family bathroom and separate WC. Externally, a front town garden and an enclosed rear yard with wall boundaries and gated access to the rear service lane. Early viewings are advised!

Edwardian Mid-Terrace | 1,281 Sq ft (119.0m<sup>2</sup>) | Investment Opportunity | Let & Pre Let for 2026/27 | Gross Annual Income £26,000 | Gross Yield 7.7% | Sitting Room | Kitchen | Utility Room | Generous Bathroom & Separate WC | Freehold | No Onward Chain | Price to Reflect Cosmetic Updating | Council Tax Band D | EPC: C

**£335,000 Offers Over**

**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.



TOTAL FLOOR AREA: 1281 sq.ft. (119.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metroplan ©2025.

