



Shortridge Terrace | Jesmond | NE2 2JE

£195,000

Ideal for first time buyers and investors. A ground floor flat situated on Shortridge Terrace, Jesmond which is close to local amenities. The property briefly comprises of: entrance hallway with storage, lounge with further built in storage, kitchen, bathroom WC, two bedrooms and a private yard to the rear.

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Two Bedrooms

**Leasehold - 999 years from 1
January 1980**

Close to Jesmond Dene

EPC Rating D

Private Rear Yard

Tenanted until August 2026

Council Tax Band B

For any more information regarding the property please contact us today



T: 0191 281 6700

jesmond@rmsestateagents.co.uk

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**ENTRANCE HALL:**

With a built-in cupboard.

LOUNGE: 11'7 x 12'3 (3.54m x 3.74m)

Single glazed window to the rear, built in cupboard, one alcove, and a double radiator.

KITCHEN: 8'3 x 8'6 (2.50m x 2.60m)

Wall and base cupboards, work surfaces, single drainer sink unit, built in electric oven and built in gas hob with an extractor hood, part tiled walls, tiled floor, single glazed window and door to the side.

BEDROOM ONE: 15'6 into coves x 15'4 into bay (4.72m into coves x 4.68m into bay)

Double glazed bay window to the front, coving to ceiling, alcoves, ceiling rose, and a double radiator,

BEDROOM TWO: 8'5 x 11'10 (2.56m x 3.60m)

Single glazed window to the rear, with a single radiator.

BATHROOM/WC:

White 3 piece suite comprising of a paneled bath with mains shower over pedestal wash hand basin, low level WC, part tiled walls, combination boiler, extractor fan, single radiator and a single glazed frosted window to the side.

REAR YARD:

Private.

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.

Length of Lease: 999 years from 1 January 1980

Ground Rent: Peppercorn

Service Charge: N/A

COUNCIL TAX BAND: B

EPC RATING: D

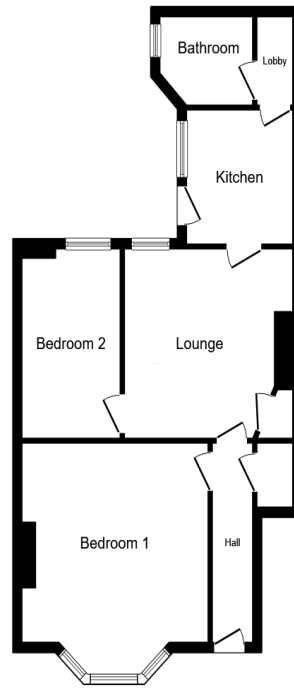
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12 Shortridge Terrace, NE2 2JE



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 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.

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