

# BRUNTON

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## RESIDENTIAL



**OSBORNE ROAD, JESMOND, NEWCASTLE UPON TYNE, NE2**

**Offers Over £200,000**

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First Floor Conversion Apartment, Set Behind Communal Gardens and Benefitting from Secure Off Road Allocated Parking with Electric Roller Shutters, Two Bedrooms plus an Open Plan Kitchen/Diner & Living Space with Bathroom plus En-Suite Shower Room & Available with No Onward Chain!

This excellent, two bedroom conversion apartment is ideally placed towards the northern end of Osborne Road and is situated opposite from St Georges Church and nestled behind communal gardens. Osborne Road is perfectly situated to provide direct access to everything central Jesmond has to offer, including its countless restaurants, cafes and amenities.

Also located just a short walk away is the beautiful Jesmond Dene, outstanding local schooling and West Jesmond Metro Station, providing excellent links into Newcastle City Centre, Central Station and throughout the region.

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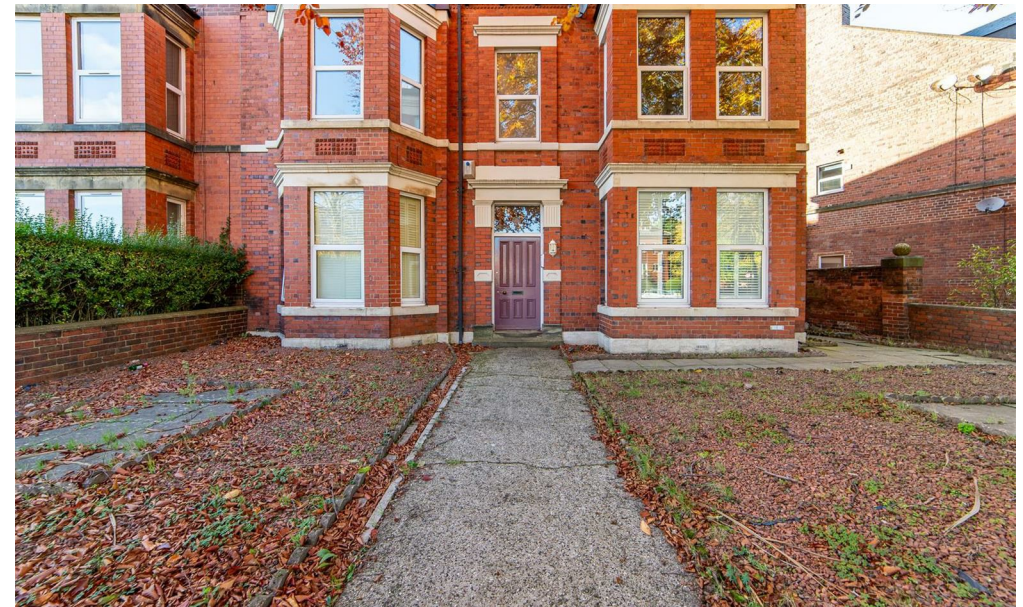
Located to the first floor, the internal accommodation comprises; an entrance hall that leads to all the main areas of the home. To the rear is an open-plan kitchen/lounge with a rear-aspect window, well-equipped with integrated appliances and ample floor and wall units providing excellent storage and work surface space.

To the front of the property are two well-proportioned double bedrooms, both with built-in storage. The master bedroom is a spacious double, featuring a front-aspect walk-in bay window and an en-suite shower room.

Completing the accommodation is a well-appointed family bathroom with tiled flooring, partially tiled walls, a WC, washbasin, and a bath with overhead shower.

Externally to the rear of property is off road secure allocated parking with electric roller shutters.

Available with no onward chain and appealing to a wide range of buyers, early viewings are deemed essential!



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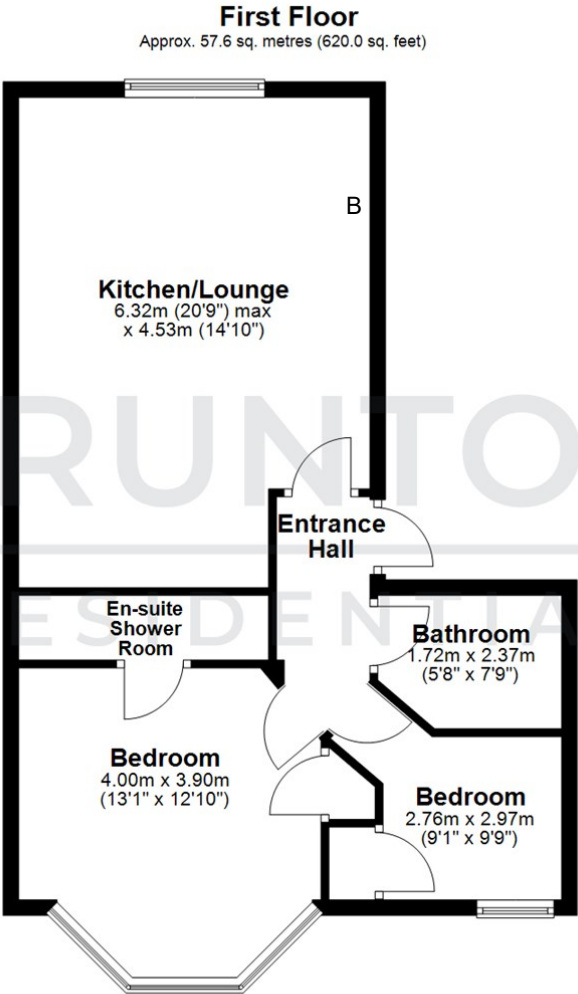
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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING :



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |