

Fairfield Road | Jesmond | NE2 3BY

£210,000

For sale: a well-proportioned two-bedroom flat in the heart of Jesmond, ideally placed for both daily amenities and city-centre access.

Set within a traditional brick terrace, the flat offers a reception room with high ceilings, neutral décor and a window bringing in excellent natural light. The kitchen features wood-effect units, ample worktop space, integrated oven and hob, and space for further appliances, creating a practical cooking area.

Both bedrooms are doubles, each with large windows and simple, neutral finishes, ready for personalisation. The bathroom includes a white suite with shower over bath and tiled surrounds. To the rear there is an enclosed courtyard-style outdoor space, providing a low-maintenance area for a small table and chairs.

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X2 X1 X1

Two double bedrooms

Ground Floor Flat

Short walk to Metro stations

Sought-after Jesmond location

Kitchen with ample worktops

EPC Rating D

Council Tax Band B

Peppercorn Leasehold

For any more information regarding the property please contact us today

ENTRANCE PORCH: Door to hallway

ENTRANCE HALLWAY: Doors to bedrooms, lounge and bathrooms

LOUNGE: 14'11 x 13'0 (4.54m x 3.97m)
Window to rear, one alcove, cupboard, radiator, door to kitchen.

KITCHEN: 11'10 x 8'0 (3.61m x 2.44m)
Units and worktops, space for fridge freezer, gas oven, electric hob, extractor fan space for auto washer, dryer and dishwasher, single drainer sink unit, boiler, window to side, door to rear yard.

BATHROOM/WC:
Panelled bath with shower over, low level wc, sink, radiator.

BEDROOM ONE: 14'0 x 11'9 (4.26m x 3.59m) into bay
Bay window to front., radiator.

BEDROOM TWO: 14'2 max x 8'4 max (3.42m max x 2.53m max)
Window to rear, build in cupboard.

EXTERNALLY:
Private rear yard.

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PRIMARY SERVICES SUPPLY
Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS GAS CENTRAL HEATING
Broadband: FIBRE
Mobile Signal Coverage Blackspot: NO
Parking: ON STREET PERMIT PARKING/ REAR YARD

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.

- Peppercorn leasehold - 999 years less the last 10 days from 20 November 1980

COUNCIL TAX BAND: B

EPC RATING: D

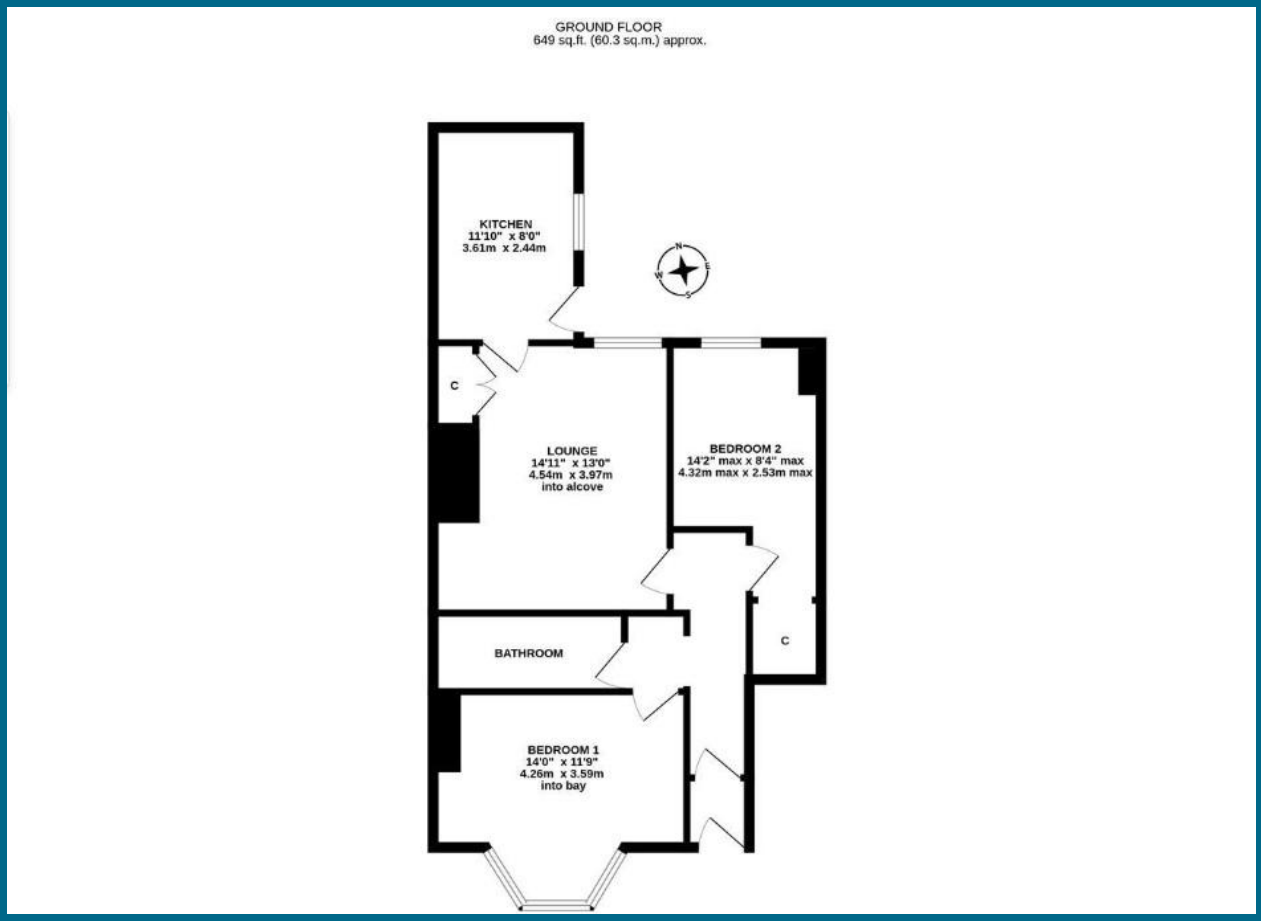
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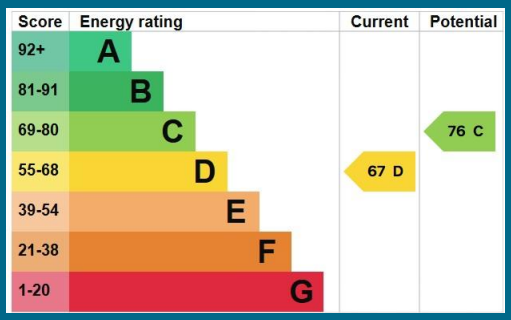
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The Property Ombudsman

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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