



FAIRFIELD ROAD | JESMOND | NE2 3BY

£240,000

For sale – a three bedroom flat in Jesmond, ideally placed for amenities and local transport.

Currently tenanted in a sought-after area, this three bedroom flat represents an appealing opportunity for investors looking for a well-located property in Newcastle upon Tyne.

Set within a traditional terraced building, the flat offers a neutrally decorated interior. The reception room is a generous, bright space with a large front window, neutral walls and carpet, providing a practical area for sofas, media unit and dining table. The separate kitchen has modern fitted units, integrated oven and hob, and space for further appliances, with a window bringing in good natural light.

There are three bedrooms, all carpeted and shower room. EPC rating D and Council Tax band B.

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 X3  X1  X1

Three bed upper flat in Jesmond

Close to local amenities and public transport

Suitable for investors

Currently tenanted achieving £1400pcm

EPC rating D

Council Tax band B

Leasehold - 999 years from 21 October 2019

For any more information regarding the property please contact us today



ENTRANCE PORCH:

Stairs to first floor.

FIRST FLOOR LANDING AREA:

Doors to all bedrooms and living room, cupboard.

LOUNGE:

Double glazed window to the rear, two alcoves, radiator.

KITCHEN:

Wall and base units, gas hob, gas oven, extractor fan, single drainer sink unit, double glazed window to the side, door to rear, door to shower room.

SHOWER ROOM:

Small double glazed frosted window to the rear, walk in shower, low level wc, pedestal wash hand basin, radiator.

BEDROOM ONE:

Double glazed bay window to the front, two alcoves, radiator.

BEDROOM TWO:

Double glazed window to the rear, radiator.

BEDROOM THREE:

Double glazed window to front, radiator.

EXTERNALLY:

Rear yard.

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

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

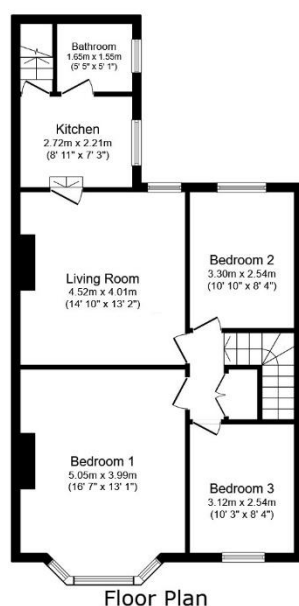
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

- Leasehold - 999 years from 21 October 2019

COUNCIL TAX BAND: B**EPC RATING: D**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Total floor area: 70.2 sq.m. (755 sq.ft.)

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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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.