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FERN AVENUE, JESMOND, NEWCASTLE UPON TYNE, NE2

Offers Over £290,000

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Beautifully Presented Ground Floor Conversion Apartment Located on Fern Avenue Within the Heart of Jesmond. Boasting in Excess of 1000Sq ft, Two Great Double Bedrooms Including an 18ft Principle Bedroom, Fantastic 25ft Open Plan Kitchen/Diner/Lounge, Shower Room with Three-Piece Suite, Private South Facing Rear Courtyard Garden Plus Garage!

This charming ground-floor conversion apartment forms part of an attractive Victorian terrace, ideally positioned on the sought-after south-backing side of Fern Avenue in the heart of Jesmond. Tucked just off Osborne Road, the property enjoys a superb location within easy reach of the excellent selection of independent shops, cafés, bars and restaurants for which Jesmond is renowned.

Fern Avenue is also exceptionally well connected, with both Jesmond and West Jesmond Metro Stations within comfortable walking distance, providing convenient access to Newcastle city centre and surrounding areas.

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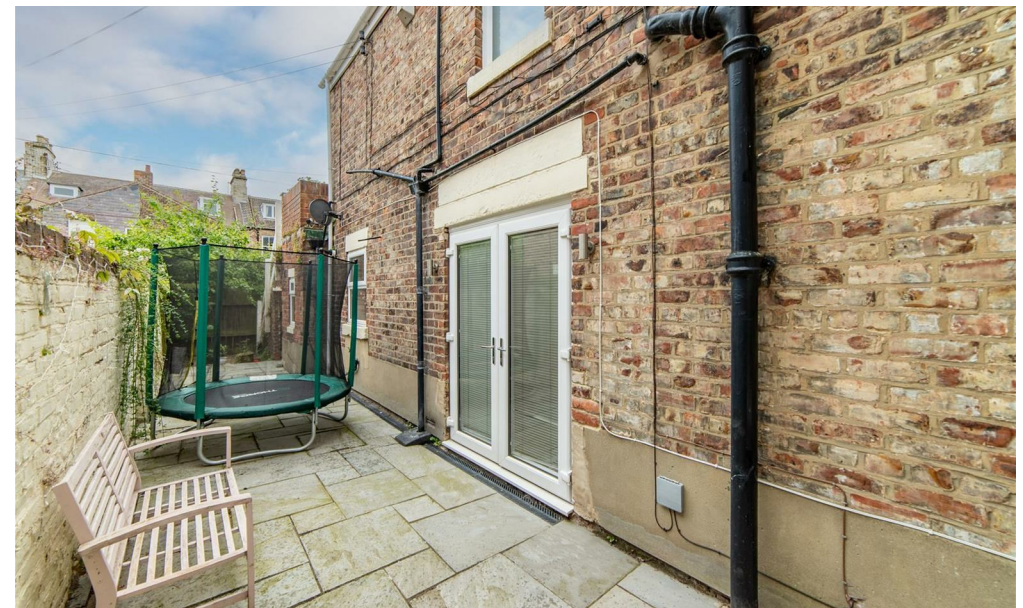
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The internal accommodation comprises: an entrance hall providing access to all accommodation, together with useful storage. The hallway leads through to an impressive open plan kitchen, dining and living area with wood effect flooring, recessed lighting and a contemporary fitted kitchen featuring shaker style units, generous work surfaces, an integrated oven, induction hob, extractor, inset sink and a peninsula unit providing additional preparation space and storage.

The generous layout comfortably accommodates both seating and dining areas, while French doors open onto the rear courtyard. The open plan space also benefits from useful built-in storage, while a rear lobby provides access to the stylish shower room and an external door to the courtyard. The shower room has been finished to a high standard with large format contemporary wall and floor tiling, a walk-in rainfall shower enclosure with glazed screen, chrome heated towel rail, vanity basin and WC.

The main bedroom is an exceptional bay-fronted room, beautifully presented with high ceilings, intricate decorative cornicing, deep skirting boards and a large bay window flooding the room with natural light, creating a highly versatile space suitable for a range of furniture layouts. The second double bedroom is equally well proportioned and benefits from a pleasant outlook over the rear, retaining the property's period proportions while continuing the modern presentation found throughout.

Externally, the property forms part of an attractive period terrace with a wrought-iron-enclosed front garden, enhancing its appeal. To the rear is a wonderful South facing low-maintenance enclosed courtyard, finished with stone paving, providing an ideal outdoor seating area with fenced and brick boundaries, external access, useful storage, and the added benefit of a detached garage.



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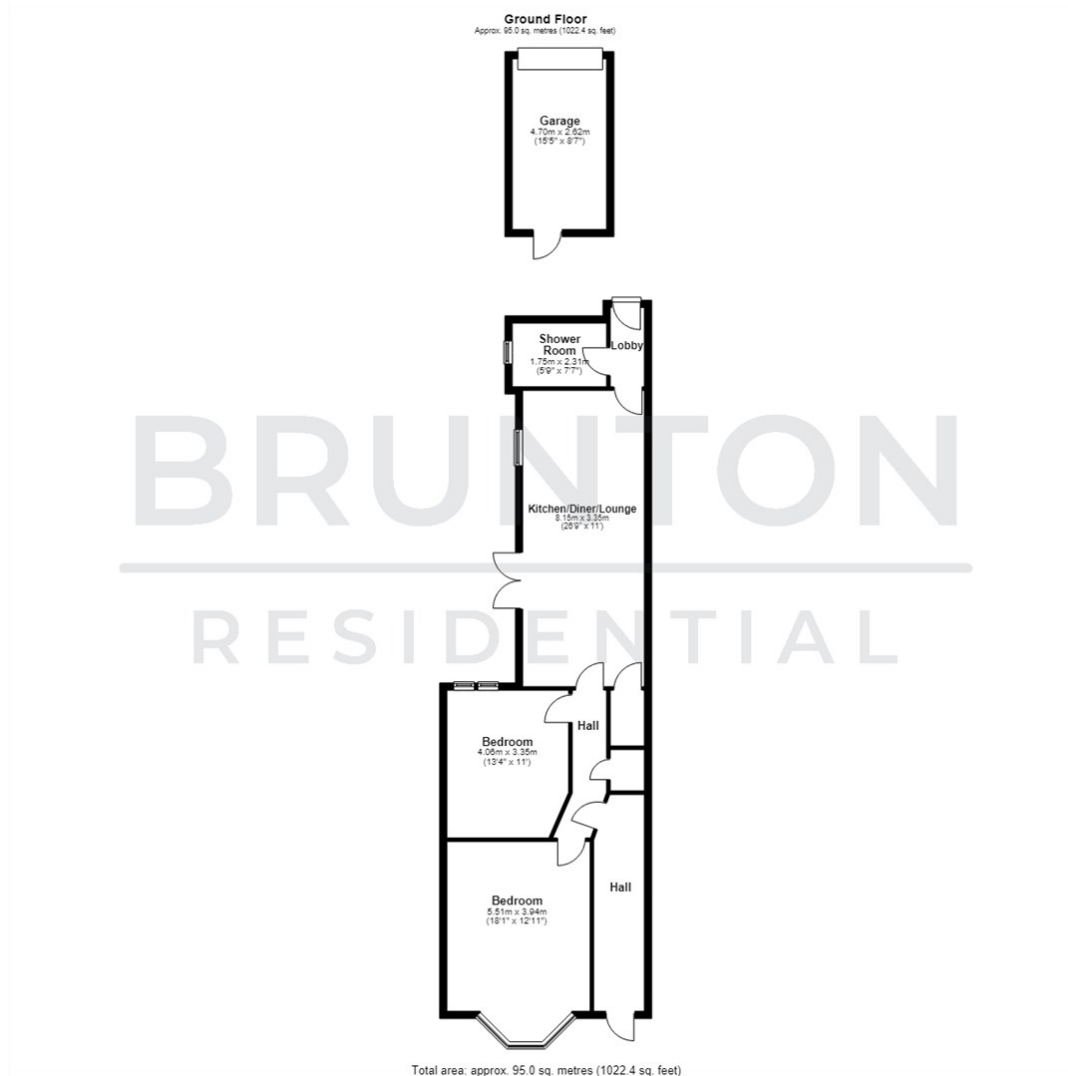
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TENURE : Leasehold - Share of Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		61	74
England & Wales		EU Directive 2002/91/EC	

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