



Lambton Road | Jesmond | NE2 4RX

£125,000

This one-bedroom flat represents a promising refurbishing opportunity in a highly sought-after Newcastle location, suitable for owner-occupiers or investors looking for a project. Set within an attractive period building in Newcastle upon Tyne. The property needs modernizing, making it ideal for buyers looking to put their own stamp on a character home in a popular residential area.

Accessed via a communal entrance, the flat features a lounge with wooden floorboards, good natural light from front and side facing windows and a striking black period fireplace as a focal point. The separate kitchen provides fitted units, worktops, sink and space for appliances, with tiled splashbacks ready for upgrading to suit modern tastes.

The double bedroom is a good size with exposed floorboards and neutral décor, offering a blank canvas for reconfiguration. A white three-piece bathroom suite with over-bath shower, vanity storage and tiled walls completes the accommodation.

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Sayer

 X1  X1  X1

One bedroom apartment

Sold as seen

Top floor

No Onward Chain

Prime Jesmond Location

EPC rating D/ Council tax band A

**Service charge information to
be confirmed**

**Peppercorn Leasehold - 999 years
from 29 January 1982**

For any more information regarding the property please contact us today



COMMUNAL ENTRANCE:

Entrance door, staircase to all floors.

LOUNGE: 4.79m (15'8) into alcove x 12'2 (3.71m)

Double glazed windows to front and side as well as a Velux window, period fireplace, loft hatch, double radiator.

KITCHEN: 7'5 (2.27m) 5'5 (1.64m)

Fitted with a range of wall and base units, single drainer sink unit, double glazed Velux window to the side.

BATHROOM/WC: 5'6 (1.68m) x 7'3 (2.22m)

White 3 piece suite comprising; panelled bath with mains shower over, wash hand basin set in vanity unit, heated towel rail.

BEDROOM ONE: 15'8 (4.77m) x 8'3 (2.50m)

Double glazed window to the rear, x2 Velux windows to the side, double radiator.

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.

AGENTS NOTE

Please note that information on this property is limited. This property is sold as seen.

TENURE

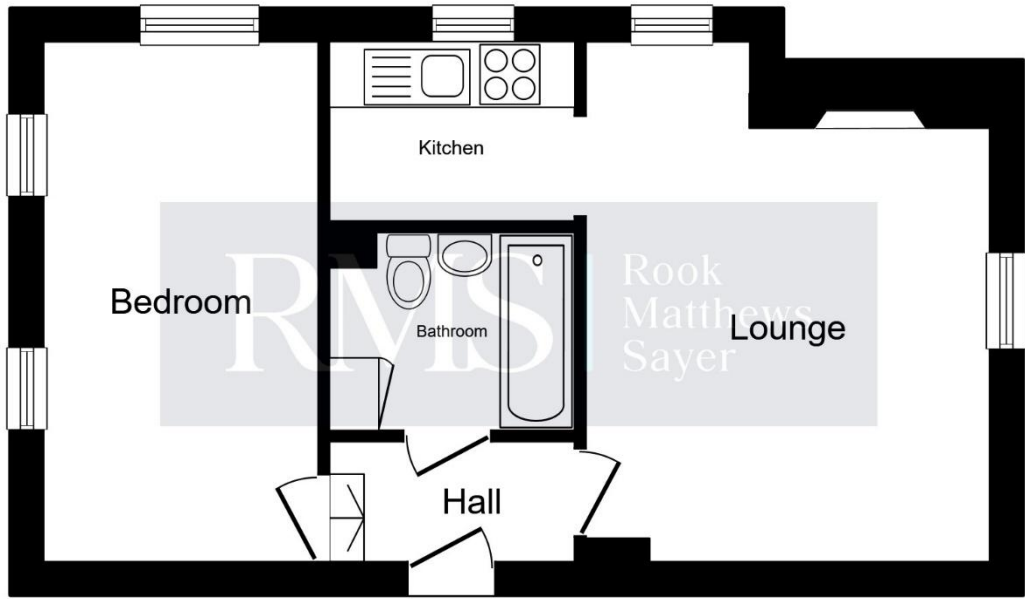
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

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

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Flat E, 3 Lambton Road



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		
55-68	D	64 D	75 C
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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