

# BRUNTON

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## RESIDENTIAL



**HAZELWOOD AVENUE, JESMOND, NEWCASTLE UPON TYNE**

**£1,700 PCM**

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\*\*\* VIDEO TOUR \*\*\* - Available 24th July 2026- £130pppw / £1,700pcm - £30pppw Bills  
Inclusive - 3 Double Bedrooms - 1 Bathroom - Great Standard Fixtures & Fittings - Close to Both  
Uni's - Popular Student Location - Must Be Seen – Furnished

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TENURE :

LOCAL AUTHORITY :

COUNCIL TAX BAND :

EPC RATING : C



| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (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>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
|  |  | 70                      | 77        |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                        |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |  |                         |           |
| (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>   |  |                         |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |  |                         |           |
|   |  |                         |           |
| <b>England &amp; Wales</b>  |  | EU Directive 2002/91/EC |           |