



43 Wolseley Gardens, Newcastle Upon Tyne, NE2 1HR

Offers Over £260,000

Hive Estates are delighted to present this excellent investment opportunity to acquire a well proportioned four bedroom maisonette on Wolseley Gardens, situated in the highly sought after area of Jesmond. Currently let and generating an annual rental income of £19,752, the property offers an attractive gross rental yield of 7.6%, making it an appealing addition to any investment portfolio and particularly well suited to the student rental market.

The property provides spacious and practical accommodation throughout, comprising four well sized bedrooms, a generous lounge, a fully fitted kitchen and two bathrooms. The kitchen features wooden shaker style units, grey worktops, a blue tiled splashback, grey laminate flooring and a range of integrated appliances. Two bathrooms provide added convenience, with one fitted with a bath and the other with a shower, both finished in a neutral style.

Neutrally decorated throughout, the property benefits from grey carpeting across the bedrooms and living areas, creating a clean and practical finish well suited to student tenants. The well-proportioned layout offers a comfortable balance of communal and private living space, while the property also benefits from a private garage, providing valuable additional storage and parking.

Wolseley Gardens is ideally positioned for access to Newcastle city centre and the city's major universities, while a wide range of shops, bars, restaurants and local amenities are all within easy reach. With an established rental income, strong gross yield and highly desirable student location, this is a fantastic opportunity for investors seeking a ready-made student property in Jesmond.

Lounge/Diner 14'1" x 11'9" (4.30 x 3.60)

Kitchen 9'10" x 7'6" (3.00 x 2.30)

Bedroom 1 19'0" x 10'2" (5.80 x 3.10)

Bedroom 2 14'3" x 11'9" (4.35 x 3.60)

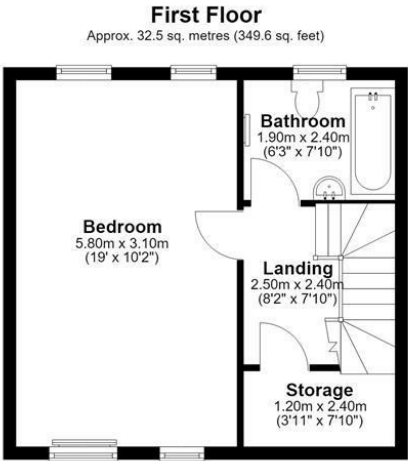
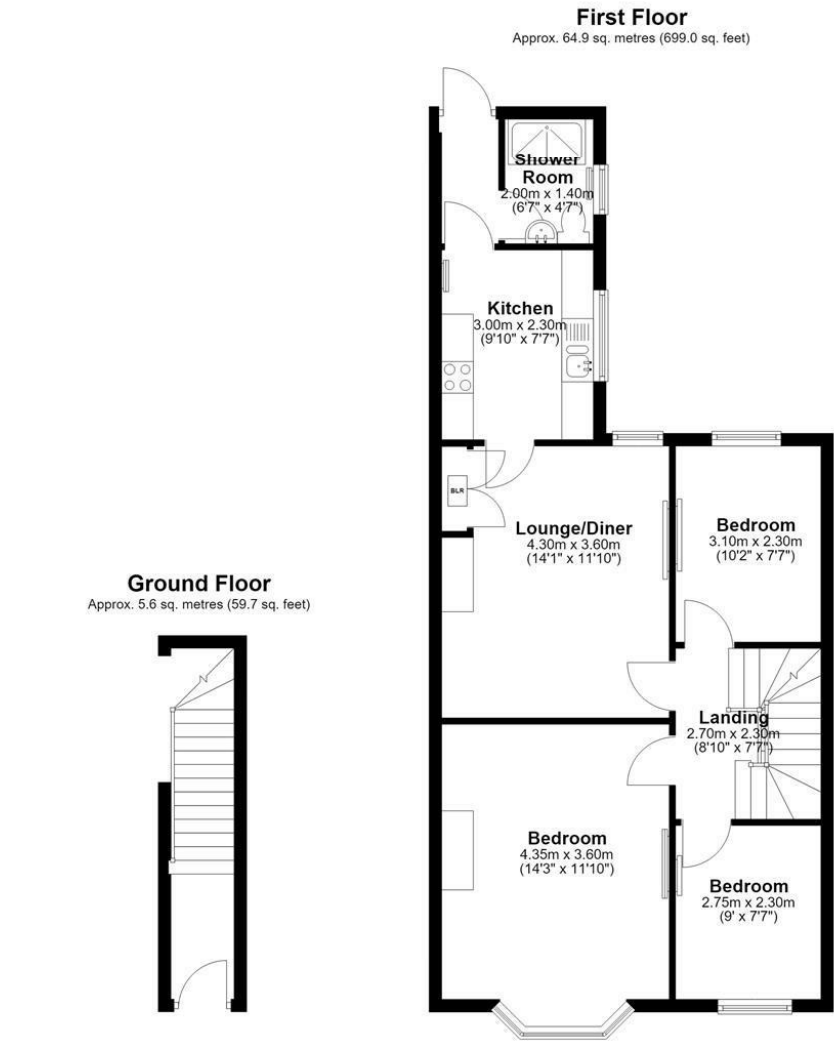
Bedroom 3 10'2" x 7'6" (3.10 x 2.30)

Bedroom 4 9'0" x 7'6" (2.75 x 2.30)

Bathroom 6'2" x 7'10" (1.90 x 2.40)

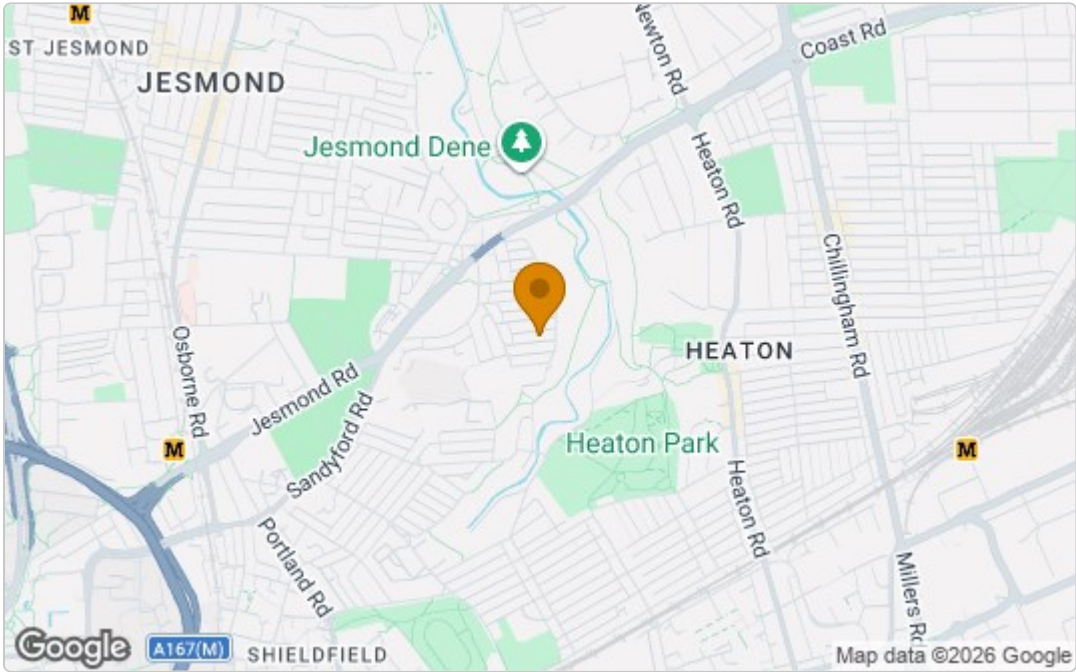
Shower Room 6'6" x 4'7" (2.00 x 1.40)

Floor Plan

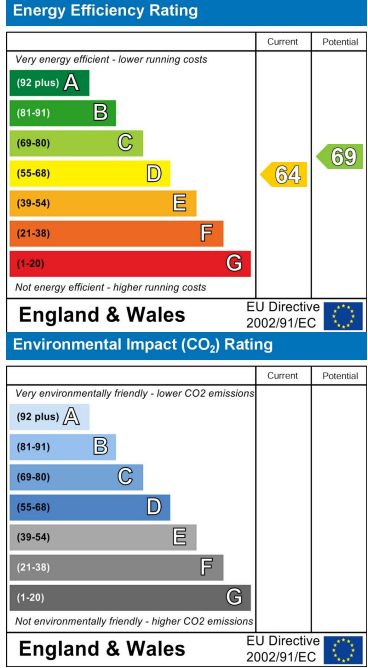


Total area: approx. 103.0 sq. metres (1108.3 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.