



26 Wolseley Gardens, Newcastle Upon Tyne, NE2 1HR

Offers Over £260,000

Hive Estates present to the market this excellent investment opportunity to acquire a four bedroom maisonette on Wolseley Gardens in the popular area of Jesmond. Currently let and generating an annual rental income of £19,759.68, the property offers an attractive gross rental yield of 7.6%, making it an ideal student investment.

The property features four well sized bedrooms, a spacious lounge and a fully fitted kitchen with two tone cabinets, wood effect worktops, grey laminate flooring and integrated appliances. There are also two bathrooms, one fitted with a bath and the other with a shower, both finished with white wall tiles and grey laminate flooring.

Neutrally decorated throughout with grey carpeting to the bedrooms and living areas, the property offers well-proportioned and practical accommodation ideally suited to the student rental market.

Situated in a highly sought after student location, Wolseley Gardens provides easy access to Newcastle city centre, local universities, shops, bars and restaurants, making this an appealing addition to any investment portfolio.

Lounge/Diner 14'7" x 12'7" (4.45 x 3.85)

Kitchen 14'5" x 7'10" (4.40 x 2.40)

Bedroom 1 13'9" x 12'7" (4.20 x 3.85)

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

Bedroom 4 9'2" x 10'7" (2.80 x 3.25)

Bedroom 5 9'2" x 10'7" (2.80 x 3.25)

Study 8'8" x 7'6" (2.65 x 2.30)

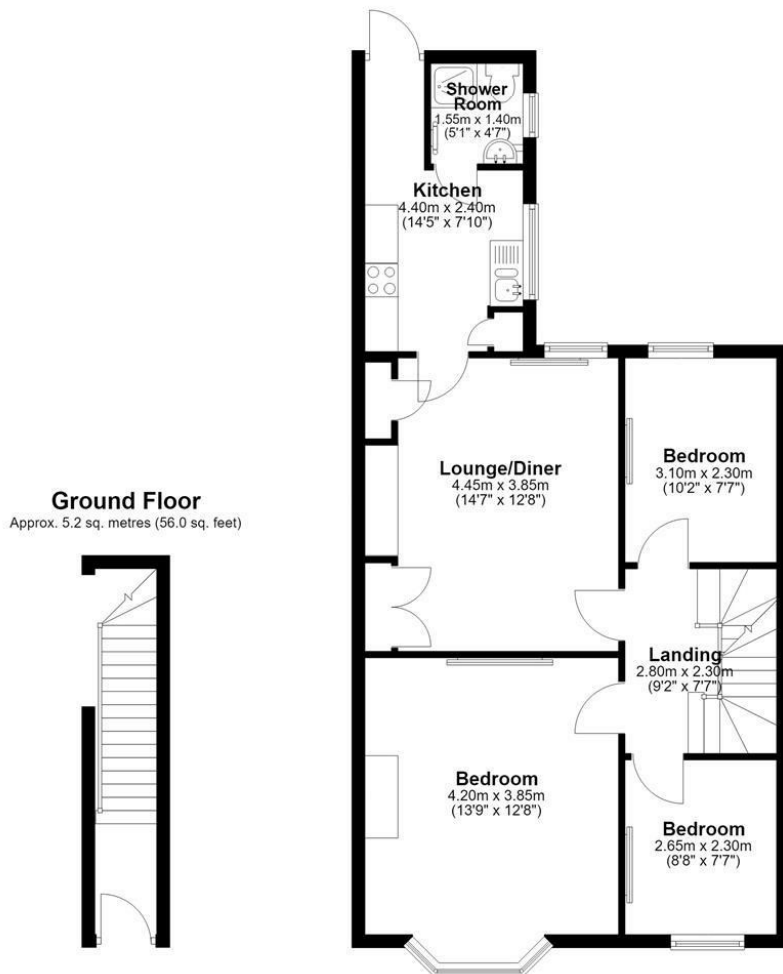
Bathroom 6'6" x 7'8" (2.00 x 2.35)

Shower Room 5'1" x 4'7" (1.55 x 1.40)

Floor Plan

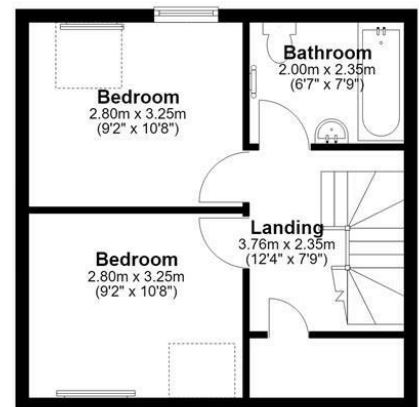
First Floor

Approx. 65.7 sq. metres (707.7 sq. feet)



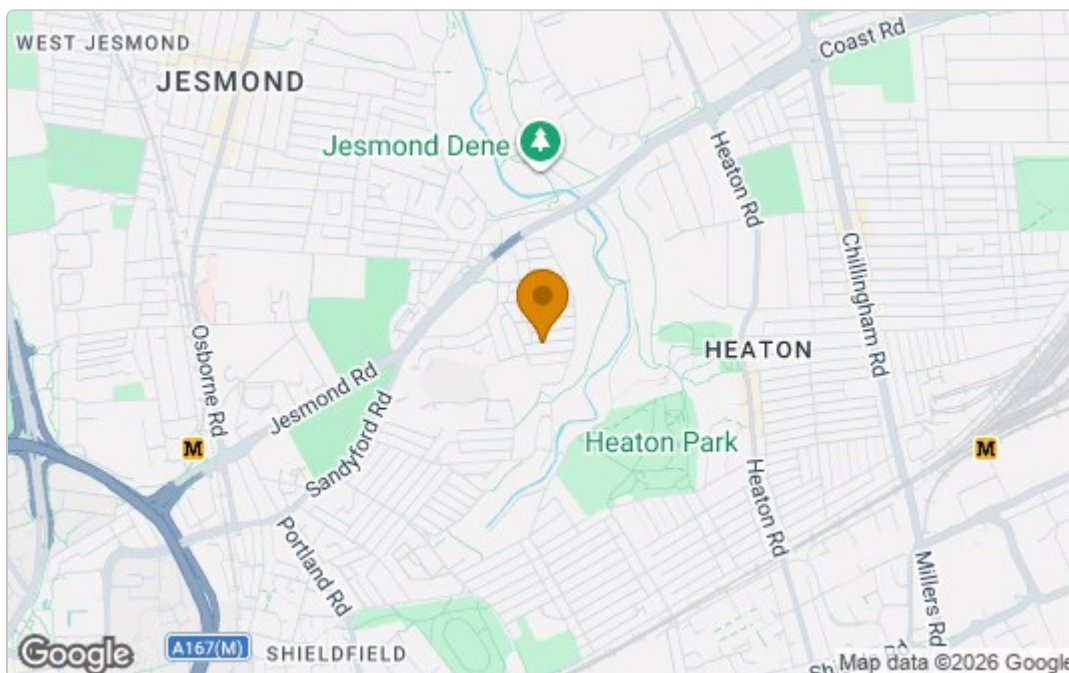
Second Floor

Approx. 32.9 sq. metres (353.7 sq. feet)



Total area: approx. 103.8 sq. metres (1117.4 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			
		EU Directive 2002/91/EC	
England & Wales			
Environmental Impact (CO ₂) Rating			
		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
		EU Directive 2002/91/EC	
England & Wales			

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