

# BRUNTON

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## RESIDENTIAL



**RIPON GARDENS, JESMOND VALE, NE2**

**Offers Over £350,000**

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Victorian Mid Terraced Family Home, Priced to Reflect Some Decorative Modernisation with Two Reception Rooms, Kitchen/Breakfast Room, Three Bedrooms, Family Bathroom with Separate WC, Private South Facing Rear Courtyard & Available with No Onward Chain.

This Victorian terraced home is ideally located on Ripon Gardens, Jesmond Vale. Ripon Gardens, which is tucked just off from Rosebery Crescent and Lansdowne Gardens, is perfectly situated just a short walk from the shops and amenities of The Cradlewell as well as being placed close to central Jesmond, with its vibrant cafe scene, excellent shops/restaurants and outstanding local schooling.

Ripon Gardens is also positioned close to the delightful Jesmond Dene, excellent road transport links and Newcastle City Centre, The Freeman Hospital and the restaurants of Heaton Park Road.

The property itself is arranged over two storeys, where the ground floor includes two reception rooms and a kitchen/breakfast room, while the upper floor provides three bedrooms, a bathroom and a separate WC. Externally, the property enjoys a front town garden and an enclosed rear courtyard.

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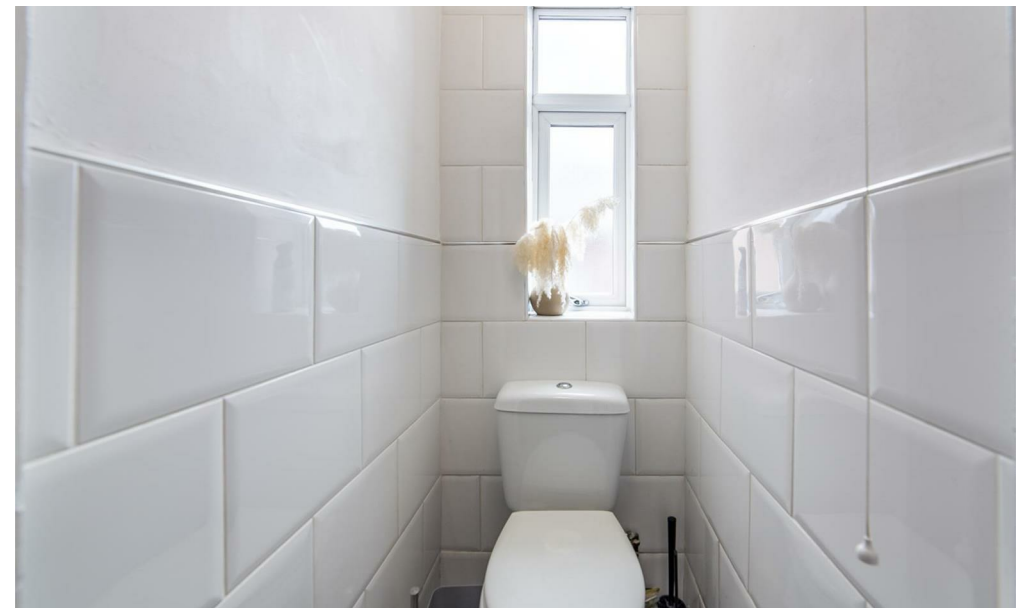
The internal accommodation comprises: Lobby leading through to an entrance hall, where stairs lead up to the first floor. From the hallway, there is access into a sitting room, which is positioned to the front, with a walk-in bay window and original marble fireplace, while further along is a separate living and dining room which is located to the rear.

The living and dining room offers a generous reception space with a window overlooking the rear courtyard, Inglenook fireplace and storage to the alcoves with a door leading through to the kitchen/breakfast room. The kitchen is positioned at the rear of the property and provides space for dining, along with access out to the rear courtyard.

Stairs then lead up to the first-floor landing, which includes storage and gives access to three bedrooms, a bathroom, and a convenient/separate WC. The main bedroom is well-proportioned, with two further bedrooms providing additional accommodation suitable for a range of uses. Both bedrooms one and two enjoy original period marble fireplaces.

Externally, the property offers a front town garden, while to the rear, there is an enclosed courtyard garden with gated access to a rear service lane.

Priced to reflect full modernisation, this is an excellent opportunity in a superb location with no onward chain.



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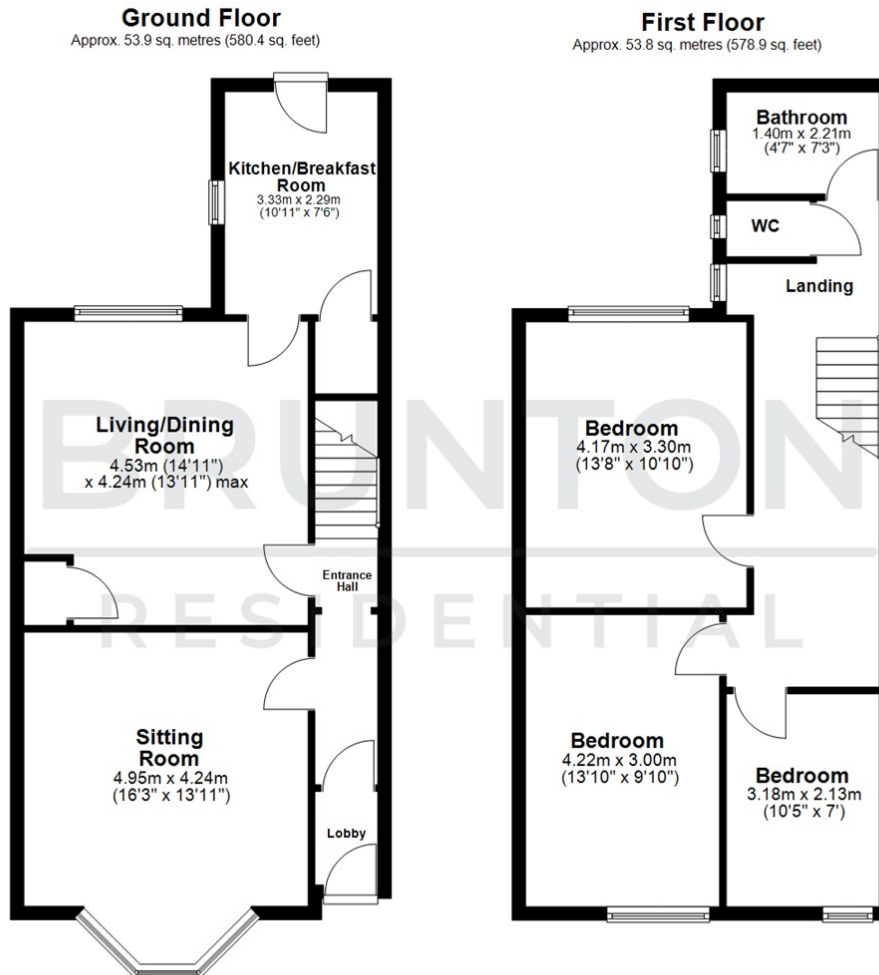
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : E



Total area: approx. 107.7 sq. metres (1159.3 sq. feet)

All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



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			
		40	71

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			

England & Wales EU Directive 2002/91/EC

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