HOLLY AVENUE, JESMOND, NE2

Offers Over £275,000

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Delightful Ground Floor Garden Apartment, Situated within the Very Heart of Jesmond and Offering a Beautiful Lounge/Dining Space, Kitchen/Breakfast Room, Two Bedrooms, Stylish Re-Fitted Bathroom, Private Enclosed Courtyard/Garden & Allocated Parking Space!

This excellent and attractive ground-floor conversion apartment is ideally located on the desirable Holly Avenue, Jesmond. Holly Avenue, a no through road, is tucked off from Gowan Terrace and Osborne Road, and provides direct access to everything central Jesmond has to offer including its countless cafes, restaurants and amenities.

The property is also placed just a short walk from Jesmond Metro Station, the beautiful Jesmond Dene and outstanding local schooling.

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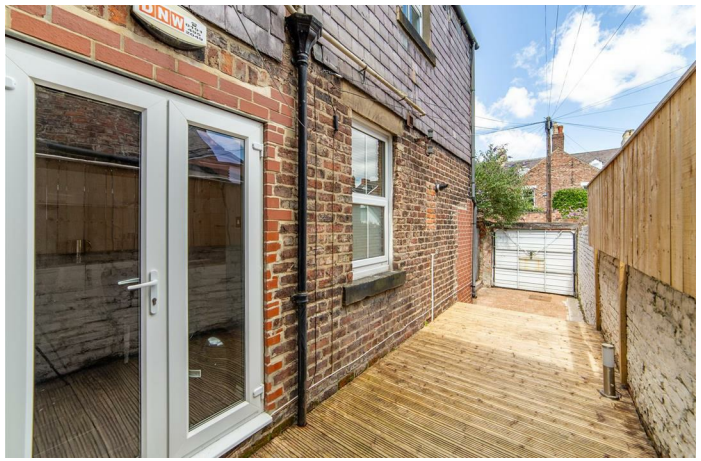

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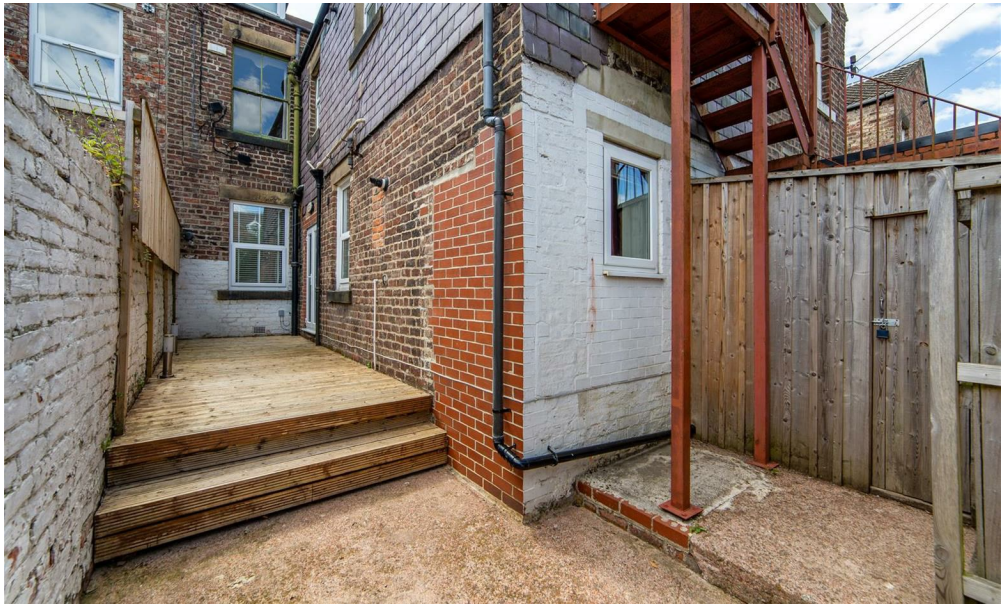
The internal accommodation comprises: Entrance hallway leading into a generous, bright lounge, which features a front aspect, polished wood flooring, south facing walk-in bay window and a period fireplace. The hallway then leads through to a spacious double bedroom with built-in wardrobes, a feature fireplace, and a window overlooking the rear courtyard.

To the rear of the hallway is a modern, re-fitted kitchen/breakfast room, which fitted with integrated appliances, tiled flooring and high gloss wall units, and granite counter-tops offering ample storage and work surfaces. French doors from the kitchen open out to the rear courtyard.

A hallway off the kitchen leads to a fully tiled family bathroom comprising a washbasin, WC, and a bath with an overhead shower. At the end of this hallway is a second good-sized bedroom with a window overlooking the rear aspect.

Externally, the apartment benefits from a lovely enclosed front garden, which is laid to gravel, bordered by timber fencing, and accessed via a gate with a path leading to the front door. To the rear, is a low-maintenance enclosed courtyard/garden laid with decking and a separate paved area providing off-street parking for one vehicle accessed via a garage-style up-and-over door.

Well presented throughout, this excellent ground floor garden apartment simply demands an early inspection and viewing are strongly advised.



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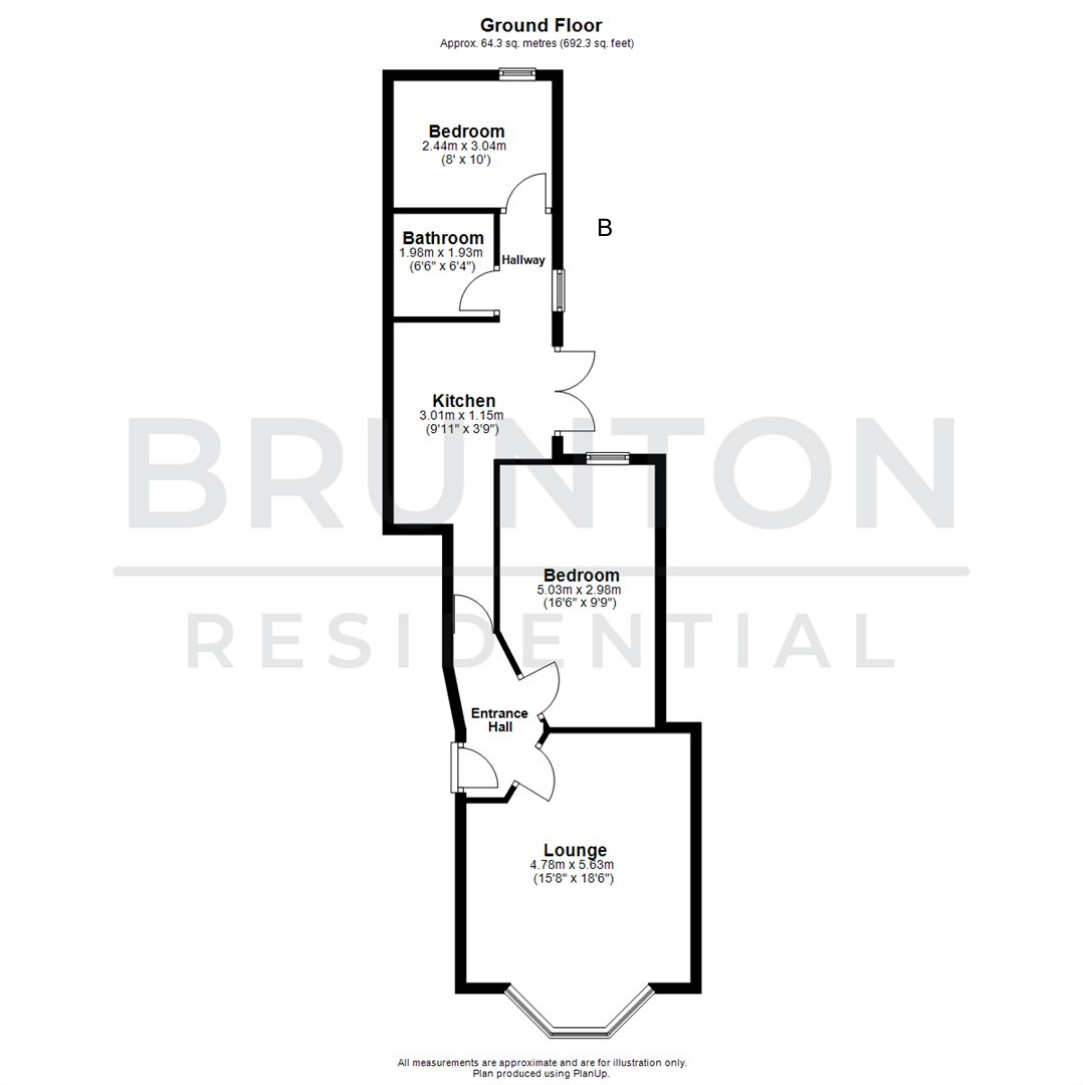
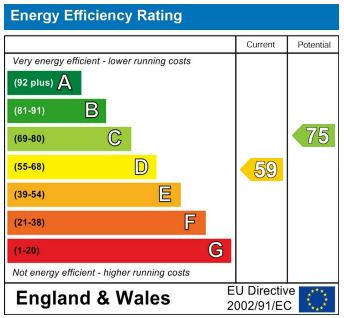
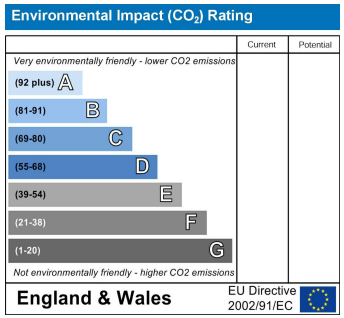
TENURE : Leasehold - Share of Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : B

EPC RATING : D