

BRUNTON

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STURDEE GARDENS, JESMOND, NE2

Offers Over £485,000

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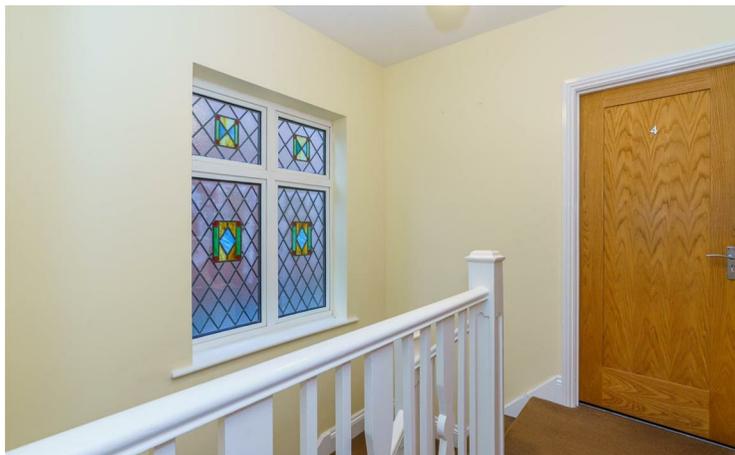
SIX BEDROOM HOUSE - EXTENDED - PRIME JESMOND LOCATION

An excellent chance to acquire a well-presented and fully compliant HMO situated in one of Jesmond's most desirable residential areas. This property is currently set up as a rental for young professional tenants. It is currently operating at 100% occupancy, producing an annual rental income of £45,794 — delivering an attractive gross yield of circa 9.5%.

The property is now also available for a residential purchase. For further details or to arrange a discussion, contact us today.

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The main house comprises of six bedrooms, four of which have en-suite bathrooms, along with a modern shared kitchen and living space and an additional main bathroom. Externally, the property offers a front driveway and a generous rear garden.

Positioned in the ever-popular suburb of Jesmond, this home sits at the heart of one of Newcastle's most prestigious and vibrant neighbourhoods. With its leafy avenues, thriving café culture, boutique shopping, and a fantastic selection of independent restaurants and amenities along Osborne Road and Acorn Road, Jesmond continues to be one of the region's most desirable places to live.

Outstanding transport links are within easy reach, with West Jesmond Metro providing fast and convenient access to Newcastle city centre and local universities. Highly regarded schools are close by, and the picturesque Jesmond Dene — offering woodland walks, open green space, and outdoor recreation.

The property is currently rented to 6 professional house sharers and is achieving £45,794 Per Annum with bills included. The property can be sold as an ongoing investment or to a residential buyer.



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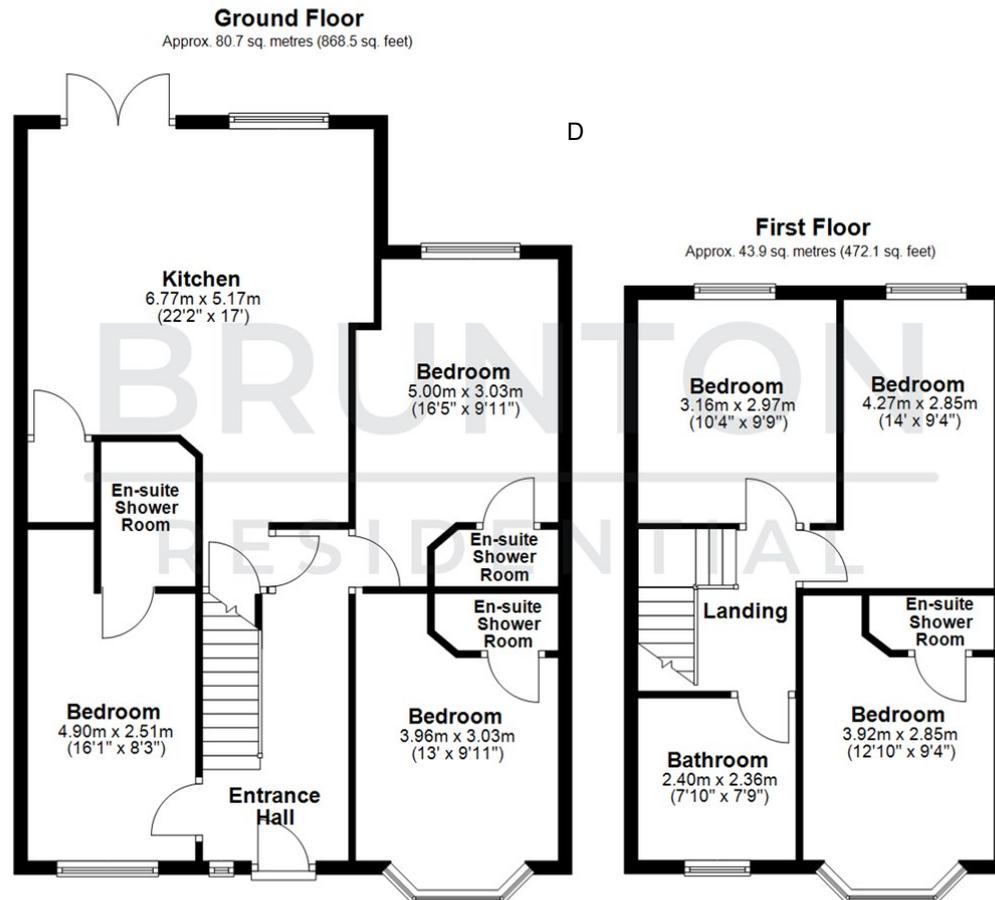
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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : D

EPC RATING : C



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



Energy Efficiency Rating	
	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	
Current: 75	Potential: 84
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
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(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
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