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****INVESTMENT PROPERTY** GLENTHORN ROAD, JESMOND, NE2**

Offers Over £185,000

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****NO ONWARD CHAIN – GROUND FLOOR TYNESIDE FLAT – STRONG INVESTMENT OPPORTUNITY****

Brunton Residential are delighted to bring to the market this two-bedroom lower Tyneside flat, ideally located on Glenthorn Road in Jesmond. The property offers the traditional Tyneside flat layout and is well-positioned within one of Newcastle's most popular residential areas.

Currently tenanted at ****£1,100 per calendar month****, the property presents an attractive opportunity for investors looking for an income-generating asset. It would also make an excellent first-time purchase for buyers seeking a home in a prime location.

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Accommodation briefly comprises an entrance hallway with a useful storage cupboard. To the front of the property is a spacious double bedroom featuring a bay window, while a second double bedroom is positioned to the rear. There is also a generous lounge which leads through to the kitchen and then on to the bathroom.

The kitchen is fitted with a range of wall and base units with coordinated work surfaces. The bathroom is tiled and fitted with a WC, wash basin and a bath and separate shower unit

Externally, the property benefits from a small town garden to the front with a fenced boundary, while to the rear there is a private yard with walled boundaries.

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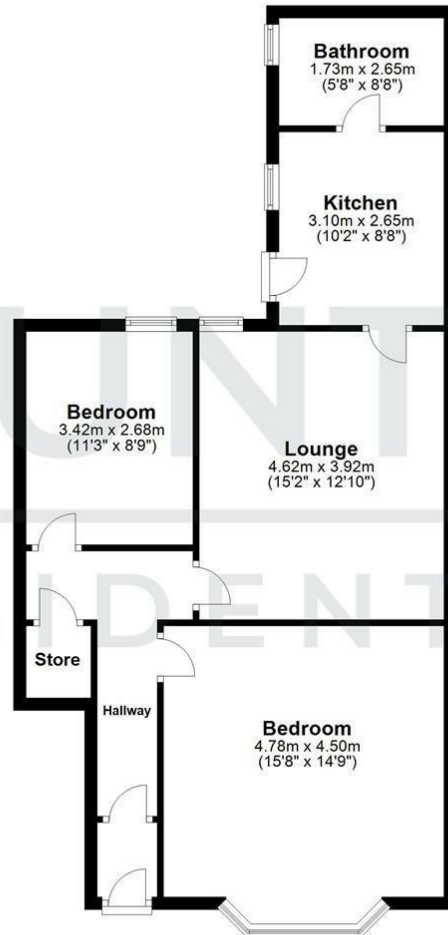
TENURE : Leasehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : B

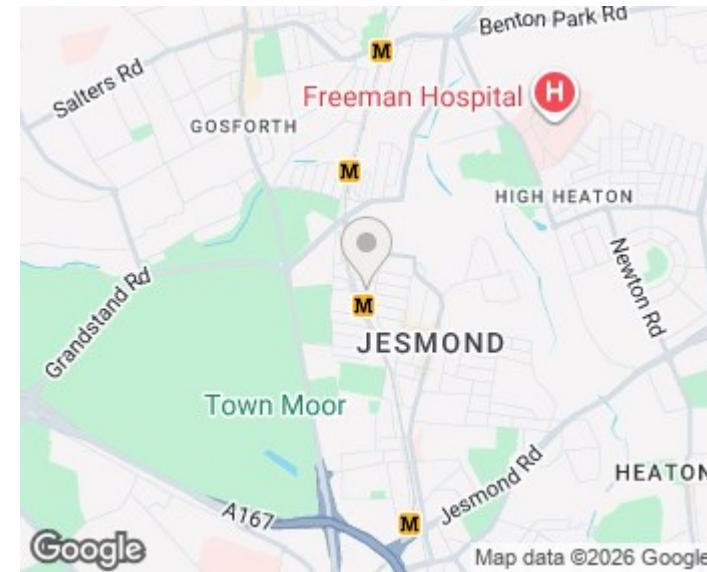
EPC RATING : C

Ground Floor
Approx. 70.8 sq. metres (761.8 sq. feet)



Total area: approx. 70.8 sq. metres (761.8 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			
		71	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	