

# BRUNTON

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## RESIDENTIAL



**IVY ROAD, GOSFORTH, NE3**

**Offers Over £210,000**

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**Charming One Bedroom End Terrace, Occupying an Enviably Position and Just a Stones Throw from Gosforth High Street, Placed Over Two Floors With a Great 15ft Lounge plus a Well Equipped and Re-Fitted Kitchen Dining Room, One Double Bedroom with Dual Aspect & Re-Fitted En-Suite Shower Room, Secure Gated Off Street Parking, Private Outside Space & Available with No Onward Chain!**

This charming one bedroom end terrace is perfectly situated on the highly sought after Ivy Road, Gosforth. Ivy Road, which is placed within the heart of Gosforth's Conservation Area, is ideally positioned within walking distance of outstanding local schooling and the excellent array of shops, cafes, restaurants and amenities of central Gosforth.

The property is also positioned just a short walk from Regent Centre Transport Interchange as well as the excellent road transport links of Salter's Road and Gosforth High Street offering direct links into Newcastle City Centre and throughout the region.

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Available with immediate possession, the internal accommodation comprises : Entry into the kitchen/dining room with a range of modern floor and wall units, integrated appliances and tiled flooring. A door then leads into the generous lounge, with a door leading directly out onto the block paved courtyard garden. Stairs then lead directly to the first floor, where there is dual aspect double bedroom with access to an en-suite shower room.

Externally, the property enjoys a private gated driveway, which is accessed from the back lane of West Avenue, offering secure off-street parking.

This excellent one bedroom property is perfect as a base or is also ideal for first time buyers and early viewings are deemed essential.

**\*\*This property is positioned behind, and to the side of number 1 Ivy Road\*\***



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TENURE : Freehold

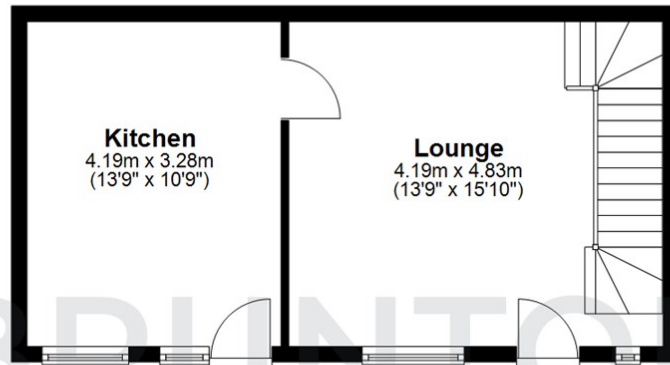
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : A

EPC RATING : D

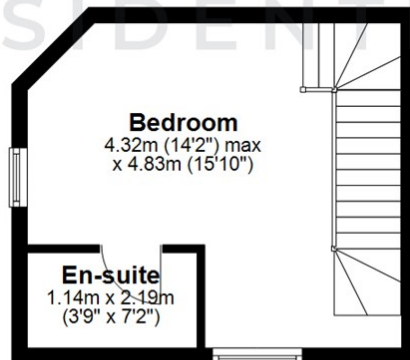
### Ground Floor

Approx. 34.4 sq. metres (370.0 sq. feet)



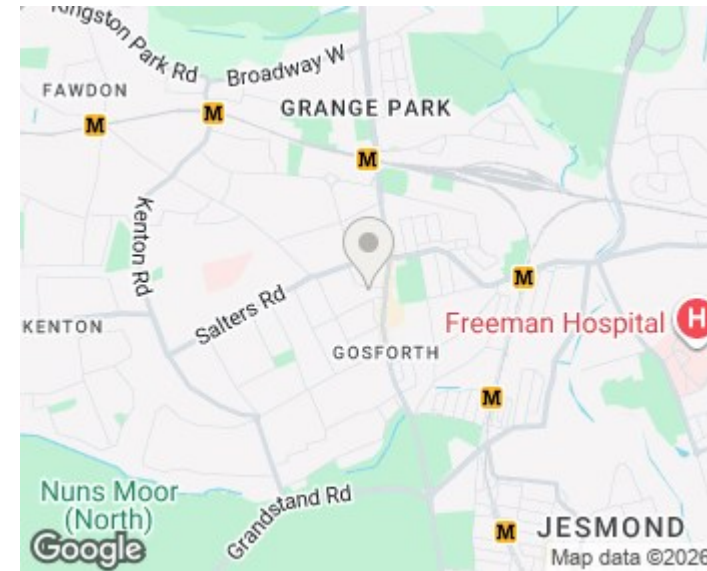
### First Floor

Approx. 19.7 sq. metres (211.6 sq. feet)



Total area: approx. 54.0 sq. metres (581.6 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) <b>A</b>			82
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	