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FERN AVENUE, JESMOND, NE2

Offers Over £200,000

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Generous & Larger Style Ground Floor Tyneside Flat Located within the Heart of Jesmond and Boasting Close to 1,000 Sq ft of Internal Living Space, with Lounge/Diner, Kitchen/Breakfast Room, Three Bedrooms, Bathroom & Private West Facing Enclosed Courtyard.

This three-bedroom ground-floor apartment is ideally located on the desirable Fern Avenue, Jesmond, offering generous accommodation and attractive period features throughout. Fern Avenue, which is tucked just off from Osborne Road, is a popular residential street within Jesmond, and is ideally positioned to provide direct access to everything central Jesmond has to offer, including the local shops, cafes, restaurants of Osborne Road and Acorn Road, as well as the delightful Jesmond Dene.

The property is placed just a short walk from both Jesmond and West Jesmond Metro Stations, offering excellent public transport links into Newcastle City Centre and throughout the surrounding areas. The property is likely to appeal to first-time buyers, professionals and those seeking a well-positioned home within one of Newcastle's most established residential locations.

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The internal accommodation comprises: Entrance porch leading into the hall, which includes generous storage and provides access throughout the apartment. To the left is a spacious bay-fronted lounge/diner, filled with natural light from the large bay window and offering ample space for both seating and dining areas.

Attractive period features include ornate ceiling coving and a decorative ceiling rose, while fitted wall shelving provides both character and practical display space. Positioned to the rear, the fitted kitchen is well-appointed with a range of wall and base units, complementary work surfaces, tiled splash-backs, space for additional appliances, and direct external access to the courtyard. The kitchen offers a practical and functional layout with plenty of storage and preparation space.

The apartment offers three bedrooms, two of which are generous doubles, whilst the third bedroom provides versatile accommodation and could be utilised as a guest bedroom, nursery, dressing room or home office. Serving the bedrooms is the family bathroom, fitted with a bath with a shower over, a wash hand basin and a WC.

Externally, the property benefits from a low-maintenance enclosed rear courtyard with artificial lawn, creating a private outdoor space for seating, entertaining or enjoying warmer months. To the front, a private town garden sits behind a low brick boundary wall, enhancing the property's kerb appeal and welcoming approach.



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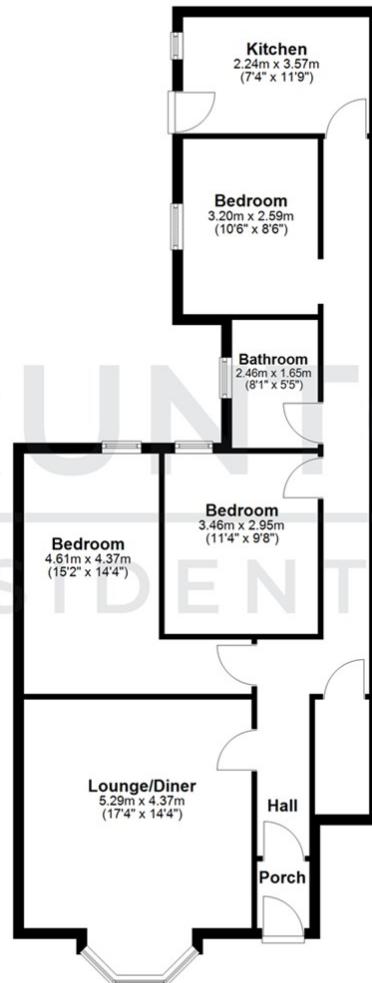
TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING :

Ground Floor
Approx. 85.6 sq. metres (921.3 sq. feet)



Total area: approx. 85.6 sq. metres (921.3 sq. feet)



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			
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	