

## Offers Over £280,000

### Jesmond Park Court, Jesmond Park East, NE7



- Private development
- Double glazing
- Well fitted kitchen
- Town house on walkway location
- Gas warm air heating
- Spacious living room
- Westerly rear garden
- Modern shower room
- Ideal family home

Situated in private of a private development just off Jesmond Park East, this light and spacious town house occupies a lovely walkway location with the added attraction of a nearby garage. The property has a delightful westerly rear garden with a raised decking patio which gets plenty of afternoon and early evening sun. Benefits include gas warm air central heating, double glazing and both the kitchen and bathroom have been re-fitted in recent years. The property is well placed for an excellent bus service into Newcastle and the Coast. Both the People's Theatre and Jesmond Dene are a short walk away. Energy rating E, council tax band D. Leasehold with 943 years left

to run. Annual service charge for private grounds maintenance £300 per annum.  
Ground rent £25 per year. (see agent's notes).

# Jesmond Park Court, Jesmond Park East, NE7

## Reception hallway/dining room

### W.C.

With wash basin and w.c.

### Kitchen

4.14m x 2.39m (13'7" x 7'10")

Fitted with a range of units to include granite work surfaces. Electric hob, extractor hood, double oven with grill. Plumbed for washing machine and dishwasher.

### Living room

6.34m x 4.24m (20'10" x 13'11")

A delightfully spacious room with a westerly aspect and patio doors opening to the rear garden and outdoor raised dining area.

## First floor landing

With large skylight.

### Bedroom one

4.24m x 3.58m (13'11" x 11'9")

### Bedroom two

3.93m x 3.15m (12'11" x 10'4")

No photo, currently used for storage.

### Bedroom three

3.48m x 2.70m (11'5" x 8'10")

Currently used as home office space.

## Shower room

With a modern suite comprising of walk in shower, wash basin and w.c. Heated towel radiator.

## Agents notes

Service charge & Ground rent The property is located on a private development and as such there is a service charge for the maintenance of the grounds. This is currently approximately £300 per annum but any future charges may vary. Ground rent £25 per year.

## Externally

Enclosed westerly rear garden with lawn and raised patio area ideal for summer dining. Garage in nearby block.

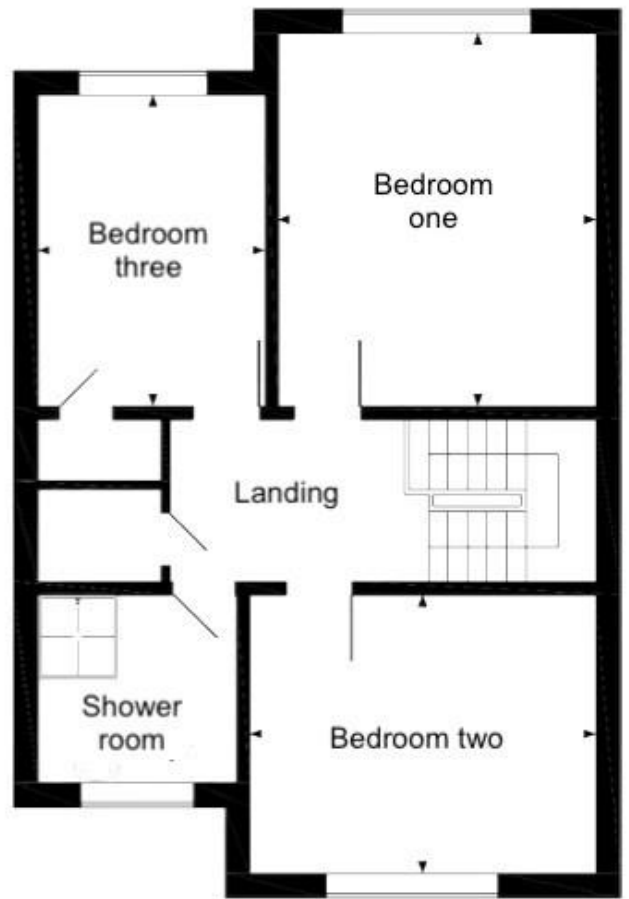
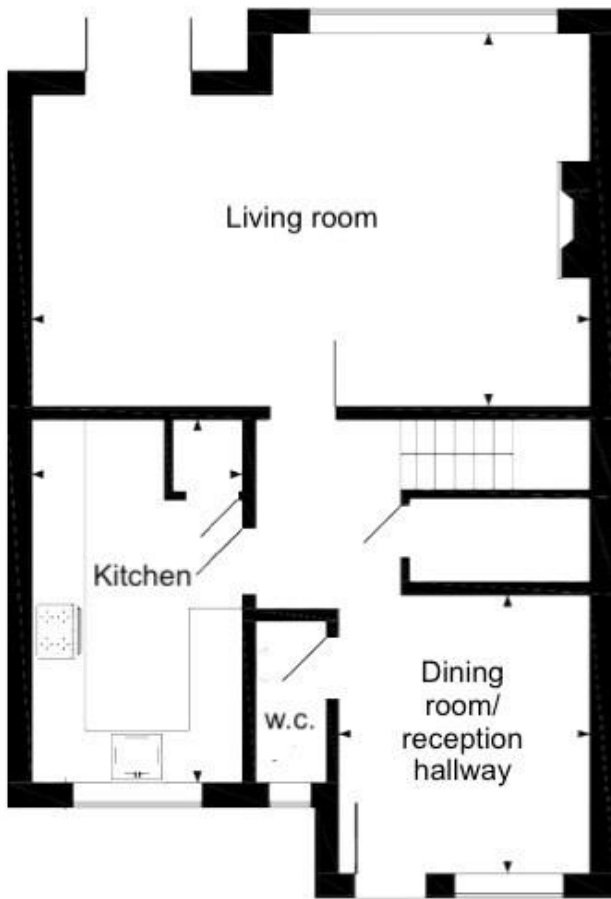
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	











## Directions

## Location



### VIEWING BY APPOINTMENT WITH AGENTS NOEL HARRIS HOME SALES

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