



****AVAILABLE IMMEDIATELY****
****FURNISHED** **RARE PROPERTY****
****BROADBAND & WATER RATES**

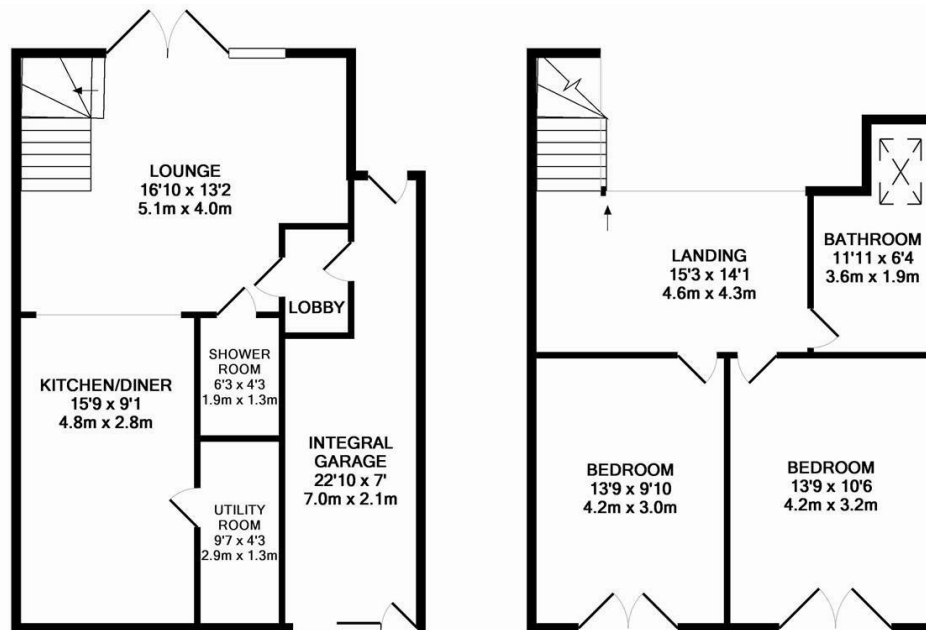
INCLUDED** A wonderful mews house set over two storeys with private patio, open plan lounge/diner and garage storage located at Clayton Road, within Brandling Village Conservation Area, Jesmond. Clayton Road is perfectly placed within walking distance to some of Jesmond's finest shops, the café culture of Clayton Road, Exhibition Park and indeed Newcastle City Centre itself.

Well presented throughout this fine mews home briefly comprises entrance lobby through to open plan lounge/diner with doors leading out onto a private terrace; ground floor w/c and shower room; kitchen with dining area and integrated appliances; utility/laundry room to the ground floor. To the first floor a fabulous mezzanine floor with plenty of natural light; two double bedrooms, both well furnished with double doors and Juliette Balconies; family bathroom WC with skylight. Externally, a delightful paved patio area to the rear with planted shrubbery and on street parking space to the front, as well as further on street permit parking available. With broadband and water rates included in the rental price, this fantastic property is one of a kind and must not be missed!

Please Note: The integral garage is not included in the tenancy for this property.

Available Immediately | £1,950pcm | Mews House | 1,054 Sq. ft (97.9m2) | Furnished | Open Plan Lounge/Diner | Two Double Bedrooms | Modern Fitted Kitchen | Utility Room | Ground Floor Shower Room WC | Mezzanine | Family Bathroom WC | Brandling Village Conservation Area | On Street Parking | GCH & DG | Council Tax Band: C | EPC Rating: C

£1,950 PCM

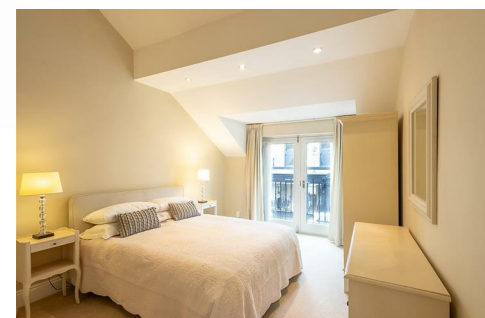


GROUND FLOOR
APPROX. FLOOR
AREA 569 SQ.FT.
(52.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 485 SQ.FT.
(45.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1054 SQ.FT. (97.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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