



Set behind a lawned west facing garden, this delightful Victorian conversion is ideally located to the southern end of St George's Terrace, Jesmond. A stone's throw from the countless great shops and restaurants that Jesmond has to offer as well as West Jesmond Metro Station providing easy access to Newcastle City Centre, St Georges terrace is an ideal spot within central Jesmond for a variety of buyers.

The accommodation briefly comprises: communal entrance hall; private entrance hall; 18ft sitting room with walk in bay and feature fireplace; kitchen with fitted units, work surfaces, dual windows and rear door access to the yard; bathroom complete with three piece suite; two bedrooms, bedroom one with French door access out to a private yard area and bedroom two with dual windows.

Externally, a delightful communal, west facing garden laid mainly to lawn with a mixture of mature planting and to the rear, private yard area with wall boundaries leading to a further communal yard. Well presented throughout, early viewings are essential to avoid disappointment.

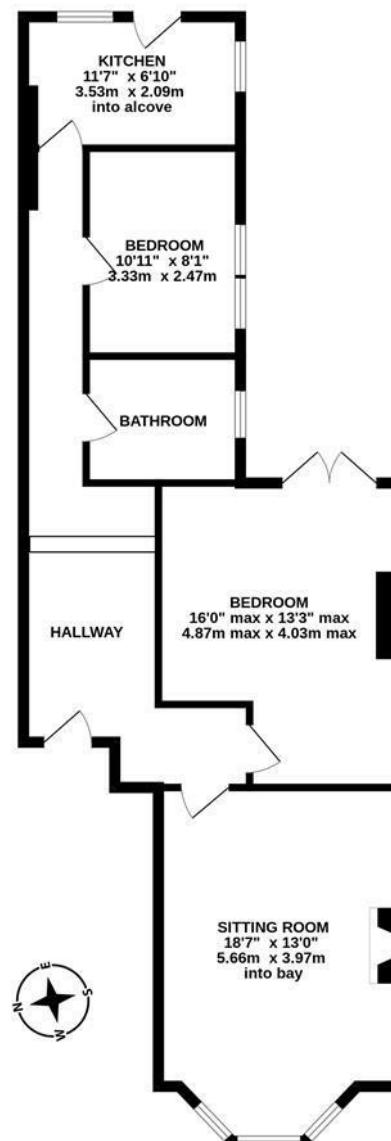
Ground Floor Conversion Apartment | 795 Sq ft (73.8m<sup>2</sup>) | Two Bedrooms | Sitting Room | Kitchen | Bathroom | Private Yard Space to Rear | West Facing Front Communal Gardens | Well Presented | Great Location | Leasehold - Share of Freehold - 66 Years Remaining (the seller will be extending the lease 967 years as part of the sale) | Service Charge £720 Per Annum | Council Tax Band C | EPC: C

EPC - C

**Offers Over £240,000**

**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

GROUND FLOOR  
795 sq.ft. (73.8 sq.m.) approx.



TOTAL FLOOR AREA : 795 sq.ft. (73.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

Maple Leaf Matrixview 2020

