



Location, location, location! A spacious conversion apartment occupying the ground floor of this proud Victorian terrace and ideally located to the south-backing side of Fern Avenue, Jesmond. Close to excellent local transport links, Fern Avenue is just a short walk from Jesmond Dene as well as the shops, restaurants and cafés of Jesmond.

The accommodation briefly comprises; communal entrance through to an impressive open plan living space with an 18ft living area with tall ceilings, ornate cornice, walk-in bay and feature fireplace, the kitchen and dining area have french doors out to the rear garden and stripped wooden flooring; there is 16ft bedroom with built-in storage and stylish bathroom to the rear with four piece suite including step in shower and freestanding bath. With a communal town garden to the front, the rear is split between this flat and upstairs and boasts a south facing aspect, patio with feature planting and lawned area. Early viewings recommended!

Victorian Conversion Apartment | 680 sq ft (63.2 m<sup>2</sup>) | Ground Floor | 32ft Open Plan Living Space | One Double Bedroom | Stylish Bathroom | South Facing Garden | Period Features | Excellent Location | Leasehold - Share of Freehold - 958 Years Remaining | Service Charge Ad-Hoc | Council Tax Band B | EPC Rating: C

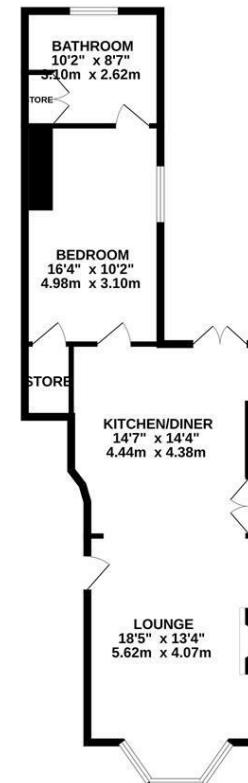
EPC: E

**Offers Over £225,000**

**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  
675 sq ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA: 675 sq ft. (62.7 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 purchasers. The services, systems and equipment have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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