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Holly Avenue, Jesmond NE2 2PY

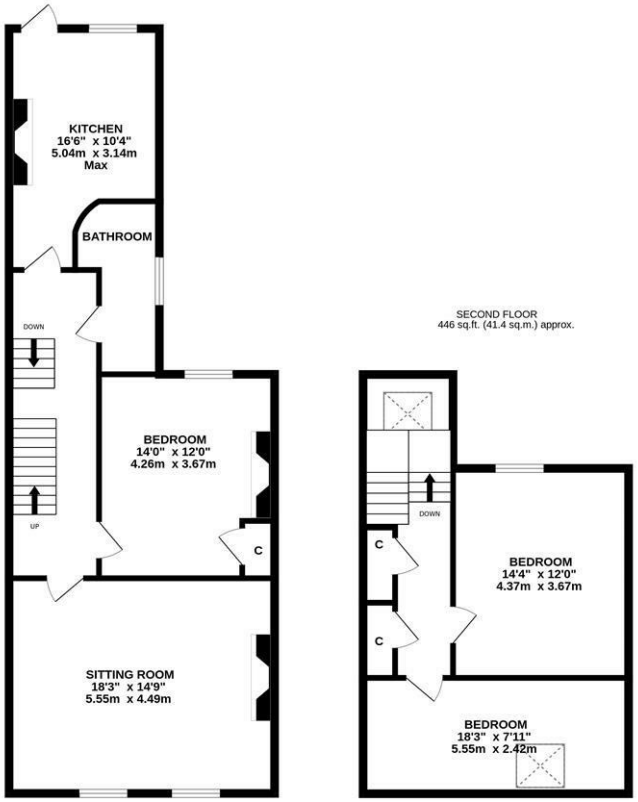
Priced to reflect cosmetic updating and retaining a wealth of period charm and offered with no onward chain, this upper maisonette is ideally located on Holly Avenue, Jesmond. Holly Avenue, a no-through road, is ideally placed to give access to excellent local schooling, the shops, cafés and restaurants of Jesmond as well as transport links into the city and further afield with Jesmond Metro Station only a short walk away.

The accommodation briefly comprises: communal entrance hall; private entrance with stairs to first floor; 18ft sitting room with feature fireplace, dual windows, ornate cornice, feature fireplace and decorative ceiling rose; kitchen diner with fitted units, work surfaces, feature fireplace and rear door access to the fire escape; bathroom complete with three piece suite. The second floor landing with sky light and two storage cupboards gives access to; a further two bedrooms, bedroom three with sky light. Externally, a shared rear yard with wall boundaries.

** The property has rental history for three sharers so could be purchased as a buy to let opportunity **

Upper Floor Maisonette | 1,190 Sq ft (110.5m2) | Three Double Bedrooms | 18ft Sitting Room | Kitchen | Bathroom | Shared Rear Yard | Period Features | Priced to Reflect Cosmetic Updating | No Onward Chain | Leasehold - Tyneside Lease with Peppercorn Rent - 959 Years Remaining | Potential Investment Opportunity | Council Tax Band | EPC: E

FIRST FLOOR
744 sq.ft. (69.1 sq.m.) approx.




TOTAL FLOOR AREA : 1190 sq.ft. (110.5 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.
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**Offers Over £250,000**

**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.

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