



\*\*AVAILABLE AUGUST 2025\*\* \*\*UNFURNISHED\*\*  
**\*\*LARGE PRIVATE GARDEN\*\* \*\*JESMOND DENE CONSERVATION AREA\*\*** Situated on arguably one of Jesmond's prettiest residential terraces! A charming ground floor apartment with it's own private wrap-around garden, ideally located on a private road in the heart of Jesmond Dene Conservation Area on Collingwood Terrace. This tree-lined avenue is on the door-step to Jesmond Dene, walking distance to the café culture of Jesmond as well as good transport links nearby too.

Accessed with secure telephone entry system and via a well kept communal entrance hall to the side, the accommodation briefly comprises; private entrance hallway with store cupboard and double doors leading to the reception area; delightful 22ft lounge/diner with dual aspect views onto the garden, exposed brick chimney breast and wood flooring; modern fitted kitchen with tiled flooring and integrated appliances; two bedrooms, the master a spacious double with fitted wardrobes and access to the bathroom. The second bedroom also providing access to the garden via double doors; plush Jack & Jill family bathroom WC with Travertine tiling and under-floor heating. Externally there is gorgeous L-shaped private garden, South & East facing, laid mainly to lawn with stoned & hedges boundaries and a garden shed for storage. A gate also provides access to the road where on street parking is available.

A rare property to the lettings market, very well presented throughout and available to professionals on an unfurnished basis. This property is not to be missed!

Available Immediately | £1,650pcm | Ground Floor Conversion Apartment | South/East Facing Private Garden | 747 Sq. ft (69.74m<sup>2</sup>) | Two Bedrooms | Unfurnished | 22ft Lounge/Diner with Dual Aspect | Plush Bathroom WC | Fitted Kitchen | Conservation Area | Private Road | Garden Shed | Ample Storage Space | GCH | Sliding Sash Windows | Council Tax Band: C | EPC Rating: D

**£1,650 PCM**

**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  
747 sq.ft. (69.4 sq.m.) approx.

