

BRUNTON

RESIDENTIAL

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Brentwood Avenue

Jesmond Newcastle Upon Tyne, NE2 3DT

TERRACED HOUSE - TWO BEDROOM & TWO RECEPTION ROOMS - CLOSE TO METRO STATION

Brunton Residential are delighted to offer this fantastic gable end terraced home on Brentwood Avenue in West Jesmond. This property is conveniently positioned in between both Highbury and West Jesmond Metro Station with both Brentwood Avenue and Acorn Road shops a short walk away.

This property offers a traditional 'two up, two down' style of living with a kitchen built into a side single story extension. A small rear yard is a great little summer sun trap.

Auction Guide £190,000

29 Brentwood Avenue

Jesmond Newcastle Upon Tyne, NE2 3DT



This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

ON THE GROUND FLOOR

Hallway

14'5" x 6'8" (4.40m x 2.02m)

WC

Lounge

14'5" x 13'5" (4.40m x 4.10m)

Dining Room

14'5" x 12'6" (4.40m x 3.80m)

Kitchen

14'6" x 9'9" (4.43m x 2.97m)

Landing

Bedroom

14'5" x 13'1" (4.40m x 4.00m)

Bedroom

14'5" x 12'10" (4.40m x 3.90m)

Bathroom

5'0" x 8'8" (1.52m x 2.65m)

Disclaimer

ON THE FIRST FLOOR



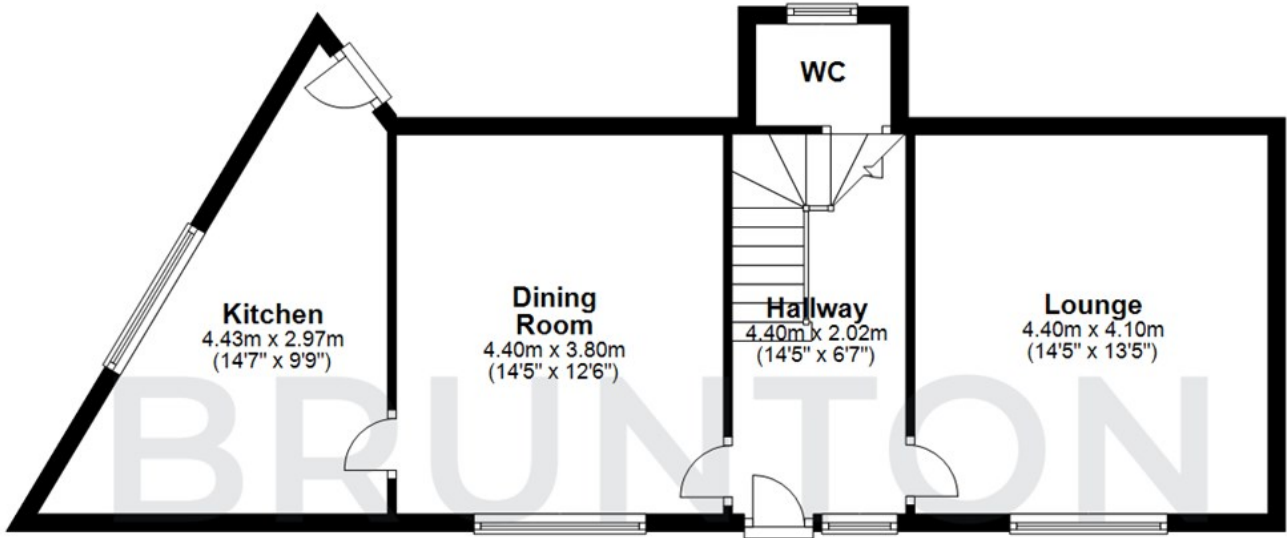
- MODERN METHOD OF AUCTION
- TWO BEDROOMS
- GREAT LOCATION
- REAR YARD
- NO UPPER CHAIN
- TWO RECEPTION ROOMS



Floor Plan

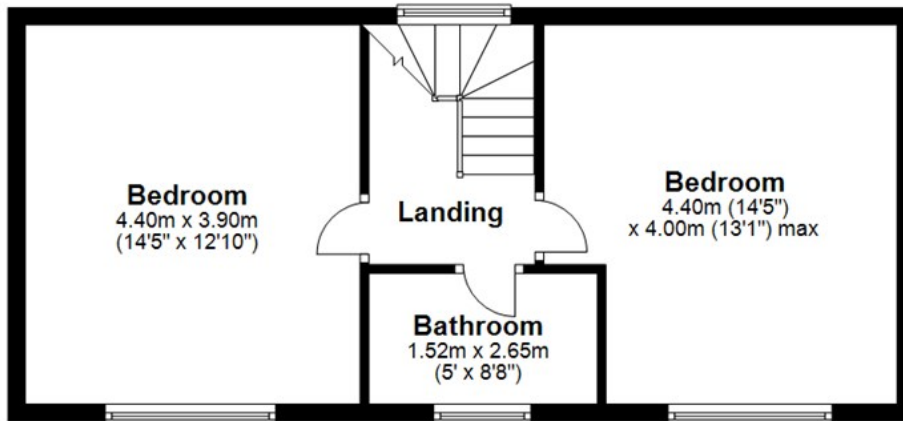
Ground Floor

Approx. 59.8 sq. metres (644.1 sq. feet)



First Floor

Approx. 44.1 sq. metres (475.0 sq. feet)



Total area: approx. 104.0 sq. metres (1119.1 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	