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TANKERVILLE TERRACE, JESMOND, NE2

Offers Over £245,000

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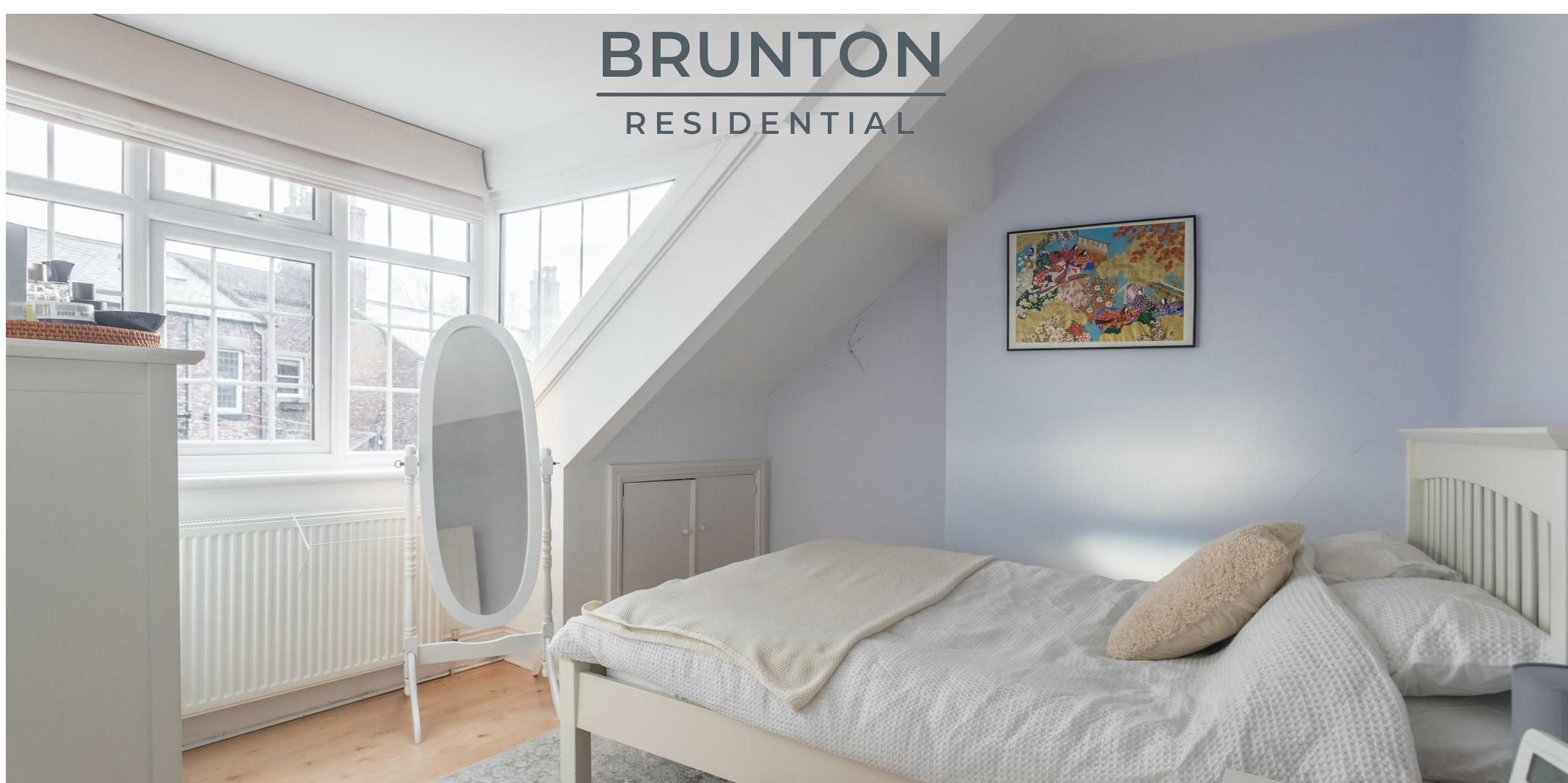
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Well-Presented, Second Floor Conversion Apartment, Offering Bright and Well-Balanced Accommodation, Ideally Suited to Modern Living & Located within the Desirable Brandling Village Conservation Area Boasting Open Plan Living, Dining & Kitchen Space, Two Bedrooms, Two Shower Rooms & No Onward Chain!

This excellent conversion apartment is situated to the second floor of this sympathetic Victorian converted residence which is ideally located on Tankerville Terrace, Jesmond. Tankerville Terrace, which is placed just off from Burdon Terrace and Brentwood Avenue, is perfectly placed to provide direct access to everything central Jesmond has to offer, including its countless shops, cafes, restaurants and amenities.

The property, which is offered with vacant possession, is also positioned just a stones-throw from West Jesmond Metro Station providing superb transport links into Newcastle City Centre and throughout the region.

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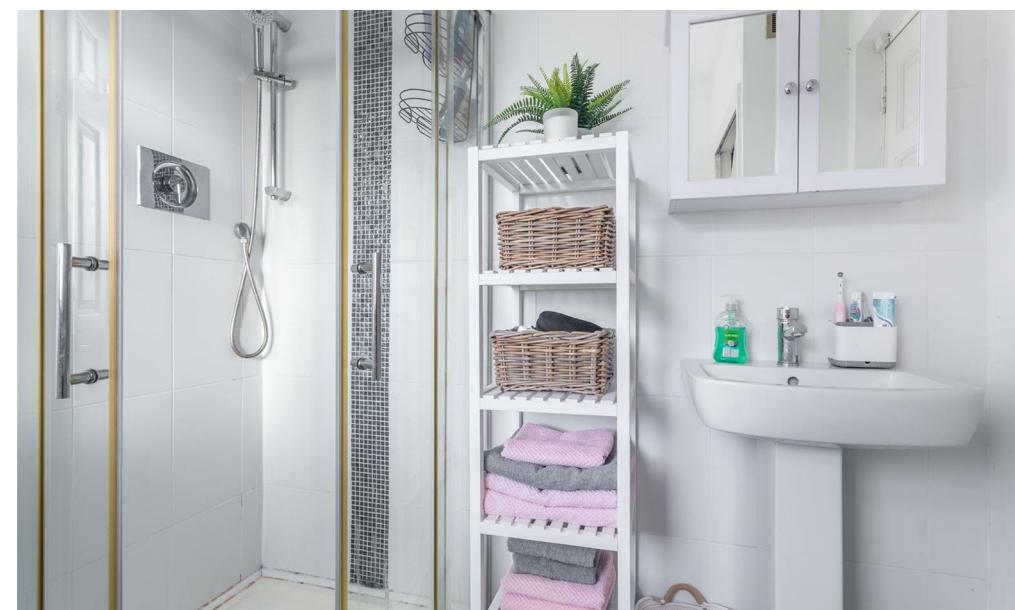
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The internal accommodation comprises: Communal entrance with stairs leading to the second floor. The hallway then leads into a spacious and incredibly bright, open-plan kitchen, dining and living space. The kitchen area features a range of fitted wall and base units, providing ample storage space and work surfaces and also enjoys integrated appliances, tiled splash-backs and a large Velux window. The lounge-diner area enjoys another large window, and the property benefits from wooden flooring throughout, creating the ideal space.

The entrance hallway then leads through to the first bedroom, which benefits from access to an en-suite shower room and convenient storage cupboards. Back in the hallway, there is access to a further double bedroom with a large window, allowing plenty of natural light to flood the room. Adjacent to this is a separate shower room with a three-piece suite and a heated towel rail.

Well presented throughout, with gas 'Combi' central heating and available with vacant possession, this great conversion apartment simply demands an early inspection and viewings are deemed essential.



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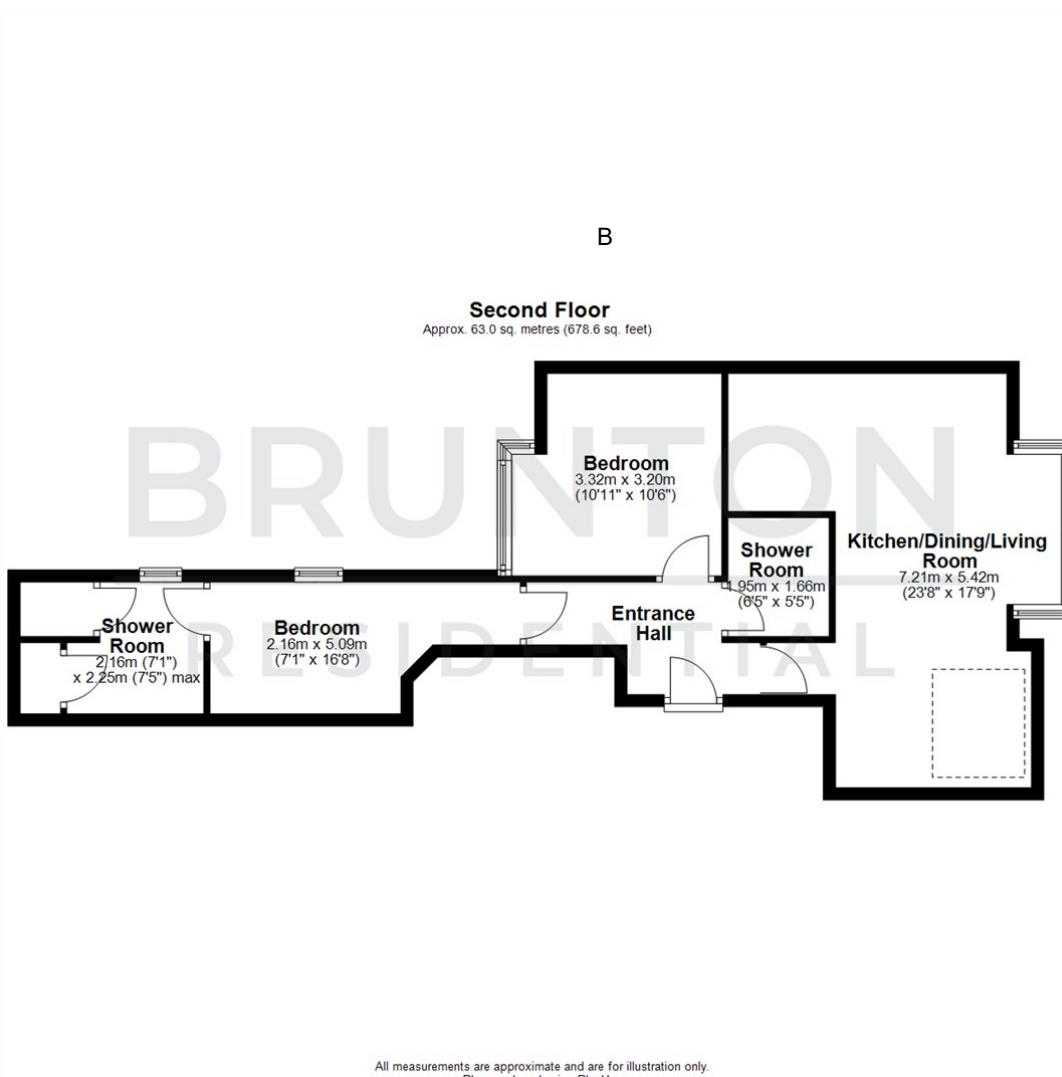
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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	78	
(92 plus) A	55	
(81-91) B	Not energy efficient - higher running costs	
(69-80) C	EU Directive 2002/91/EC	
(55-68) D	England & Wales	
(39-54) E	EU Directive 2002/91/EC	
(21-38) F	EU Directive 2002/91/EC	
(1-20) G	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions	78	
(92 plus) A	55	
(81-91) B	Not environmentally friendly - higher CO ₂ emissions	
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