





- Investment Opportunity
- Two Kitchens
- Basement
- No Onward Chain
- Freehold
- Two Lounges
- Sought After Location
- Great Rental Potential
- Seven Bedrooms
- Council Tax Band *E*





INVESTMENT OPPORTUNITY | SEVEN BEDROOMS | NO ONWARD CHAIN | SOUGHT AFTER LOCATION

Jan Forster Estates welcome to the market this substantial seven bedroom end terraced home on Cavendish Road in Jesmond, Newcastle Upon Tyne, with Dene views, masses of potential and the benefit of being freehold and offered for sale with no onward chain. This property also has an HMO licence in place for seven tenants.

Delightfully situated over the road from Jesmond Dene and within reach of all Jesmond amenities. Briefly comprising to the ground floor; entrance vestibule, hallway with basement access, two substantial bedrooms; both with a bay window, a lounge diner with kitchen area and a ground floor bathroom WC with three piece suite and a shower over the bath. There is also access to the rear yard.

Off the landing to the first floor there are two further bedrooms, a kitchen with wall and floor units and integrated oven and hob, bright and airy lounge (which could be utilised as a further bedroom), a bathroom WC with three piece suite and shower over the bath and there is also a separate WC.

The second floor opens to three further bedrooms, one with an en-suite bathroom, and there is also a large storage area in the eaves. The property further benefits from gas central heating.

Externally there is a private yard to the rear accessed via a garage door and a beautiful aspect to the front overlooking Jesmond Dene.

For more information and to arrange a viewing please call our sales team on 0191 236 2070.

Tenure

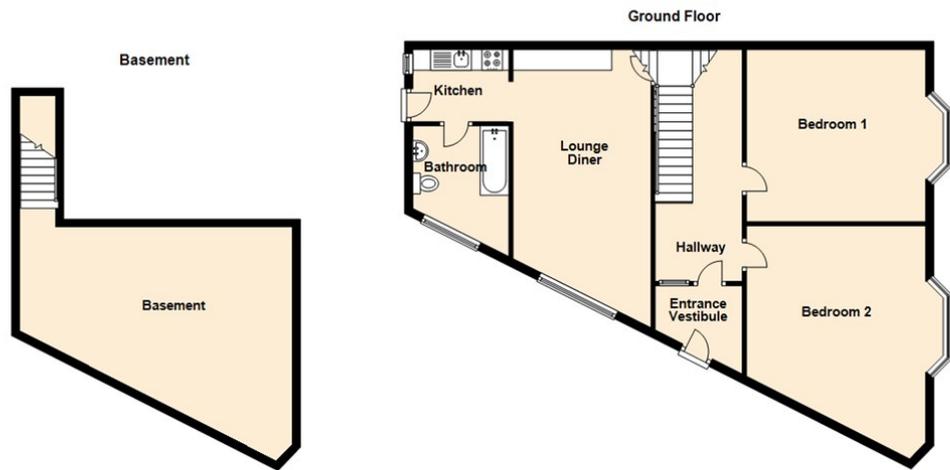
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

COVID-19 Guidelines

Although it is not mandatory, we do recommend that viewers wear appropriate PPE to protect themselves and others.

Council Tax band *E*





The difference between house and home

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- Lounge Diner 8'10" x 20'5" (2.71 x 6.24)
- Bedroom One 17'0" x 13'8" (5.20 x 4.18)
- Bedroom Two 18'2" x 16'11" (5.54 x 5.16)
- Lounge 15'2" x 13'6" (4.63 x 4.12)
- Kitchen 8'0" x 12'7" (2.44 x 3.86)
- Bedroom Three 17'2" x 11'1" (5.25 x 3.40)
- Bedroom Four 13'2" x 19'1" (4.02 x 5.82)
- Bedroom Five 9'10" x 15'3" (3.00 x 4.67)
- Bedroom Six 15'1" x 16'2" (4.60 x 4.94)
- Bedroom Seven 8'7" x 12'0" (2.62 x 3.68)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Gosforth	0191 236 2070
Newcastle	0191 284 4050
High Heaton	0191 270 1122
Tynemouth	0191 257 2000
Low Fell	0191 487 0800
Property Management Centre	0191 236 2680



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