



## Sunbury Avenue

### West Jesmond

- HMO Investment property - tenanted until August 2024
- Rental income £39,000 per annum
- Six bedrooms
- En-suite to master bedroom
- Freehold

**Guide Price: £750,000**

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# Sunbury Avenue

West Jesmond, NE23HD

A fabulous investment opportunity to purchase this three storey HMO licensed house situated within the heart of Jesmond on Sunbury Avenue, close to local cafes, restaurants and shops and within walking distance of West Jesmond metro. The accommodation occupies over 1689sq.ft. and is spread over three floors of this magnificent period property. There is a communal lounge and well equipped breakfasting kitchen. There are 6 generous bedrooms, one with en-suite shower room as well as a bathroom/W.C. and further shower rooms/W.C. To the rear there is a south facing courtyard. Tenanted until August 2024 and achieving £39,000 per annum.



## Vestibule

Part glazed entrance door

## Entrance Hall

Part glazed entrance door, staircase to first floor, under stairs cupboard and radiator.



## Lounge – 14'6 X 17'1 (4.42m X 5.21m)

Double glazed bay window to the front, marble fireplace, staircase to first floor, tiled inset and hearth, two alcoves, telephone point, television point, dado rail, coving to ceiling, radiator.

## Dining Kitchen – 19'3 X 9'00 (5.87m X 2.74m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in electric hob, extractor hood, space for auto washer, space for tumble dryer, space for fridge freezer, double glazed window to side, double glazed window to rear.

## Bedroom 1 – 13'11 max X 11'10 max (4.24m max X 3.61m max)

Located on the ground floor, double glazed window, two alcoves, dado rail, coving to ceiling, radiator, en-suite shower room.



## En-suite shower room

Pedestal wash hand basin set in vanity unit, step in shower cubicle with mains fed shower, low level W.C, and heated towel rail.

## **½ Landing**

### **Bedroom 2 – 11'10 max X 9'1 (3.6m max X 2.77m) - including recess**

Located on the first floor ½ landing, double glazed window to the rear, radiator.

### **Shower W.C**

White wash hand basin set in vanity unit, step in shower cubicle with electric shower, low level W.C, heated tower rail, extractor fan, and double glazed frosted window.

### **Separate W.C**

Low level W.C, wash hand basin, double glazed frosted window to the rear.



## **First Floor**

### **Bedroom 3 – 14'1 max X 9'00 max (4.29m max X 2.74m max)**

Double glazed window to the rear, one alcove, coving to ceiling, and radiator.

### **Bedroom 4 – 11'2 X 14'4 max (3.40m X 4.37m max)**

Two double glazed windows to the front, two alcoves, and radiator.

### **Bedroom 5 – 10'9 X 6'11 (3.28m X 2.11m) – door recess incorporating built in wardrobe**

Double glazed window to the front.

### **Shower room/ W.C**

Located on the first floor, three piece white suite, low level W.C with basin in vanity unit, step in shower cubicle with mains fed shower, extractor fan.



## **Second Floor**

### **Bedroom 6 – 10'7 X 18'9 – restricted head height (3.22m X 5.72m – restricted head height)**

Located on the second floor, two Velux windows, access to roof space, and radiator.

### **Rear Yard**

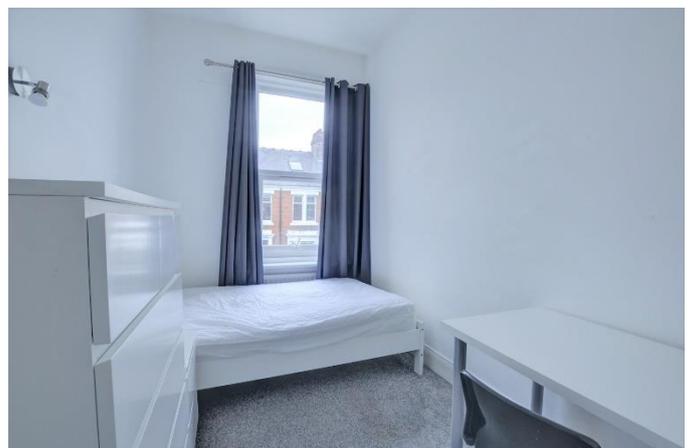
South facing rear yard, vehicular access.

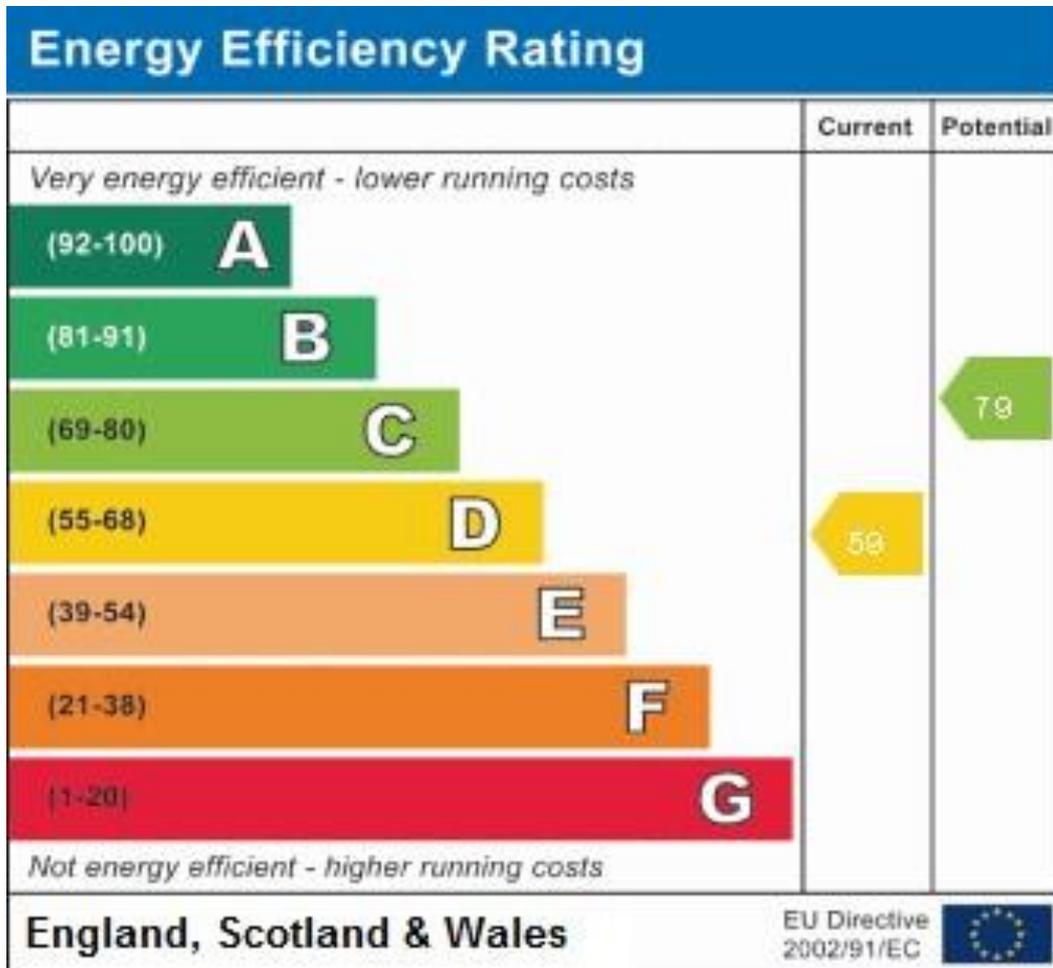
### **TENURE**

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

### **Council Tax Band: D**

### **EPC Rating: D**





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