



## 2 bed lower flat to buy in NE32

St. Pauls Road, Jarrow, Tyne and Wear, NE32 3AS

**£40,000** Starting Bid



 x2
  x1
  x1

Tenure

**Freehold**

Allocated parking

## Property features

-  Two Bedrooms
-  Ground Floor
-  Tenanted Investment
-  EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

TO BE SOLD VIA OUR ONLINE AUCTION. FEES APPLY.

A ground floor lower flat located in Jarrow, offered for sale and currently tenanted. The property may be of interest to investors or buyers looking for a property with potential to update and improve.

The accommodation briefly comprises two bedrooms, a living room, kitchen, and bathroom. Both bedrooms are of a reasonable size and provide space for standard bedroom furniture.

The property also includes a bathroom with basic fixtures and a separate reception room, which serves as the main living area.

Externally, the property benefits from ground floor access, making entry straightforward without the need for stairs.

The flat is currently tenanted, which may appeal to buyers seeking an investment property with income in place. The property would benefit from some updating and general improvement but offers potential for buyers looking to add value over time.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £40,000

Property Type: Lower Flat

Parking: Allocated

Heating: Gas

## Front Exterior



## Living Room

4.00m x 4.00m (13'1" x 13'1")



## Kitchen



## Bathroom

## Bedroom 1

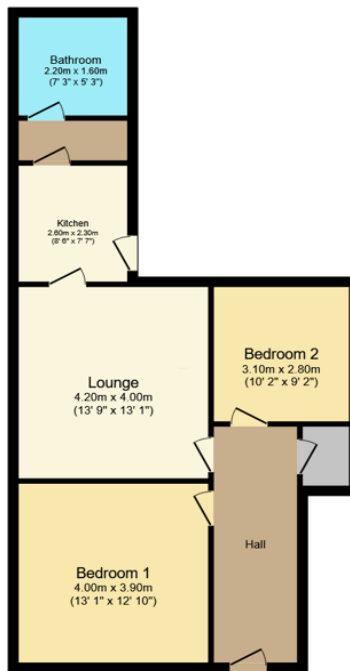
4.00m x 3.90m (13'1" x 12'9")



## Bedroom 2

3.10m x 2.80m (10'2" x 9'2")





**Floor Plan**

Floor area 67.8 sq.m. (730 sq.ft.)

Total floor area: 67.8 sq.m. (730 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>		62	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

St. Pauls Road, Jarrow, Tyne and Wear, NE32 3AS

Contact your local branch today for more information on this property:

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

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.

