



42 Osborne Crescent

Tweedmouth, Berwick-upon-Tweed, TD15 2HU

Offers In The Region Of £68,000

Ref: 111

Entrance Hall

Partially glazed entrance door to the hall which has a large storage cupboard, a central heating radiator and one power point.

Living Room

13'3 x 15'4 (4.04m x 4.67m)

A spacious reception room with a double window to the front and a built-in shelved recess with a cupboard below housing the electric meters. Central heating radiator, a television aerial, a telephone point and four power points.

Kitchen

7'5 x 9'4 (2.26m x 2.84m)

Fitted with a range of white wall and floor kitchen units with wood effect worktop surfaces. One and a half bowl stainless steel sink and drainer below the window to the front, gas hob with cooker hood above. Cupboard housing the central heating boiler, central heating radiator and four power points.

Bedroom

9'7 x 15'3 (2.92m x 4.65m)

A double bedroom with a double window to the rear and a central heating radiator. Built-in shelved storage cupboard and two power points.

Shower Room

5'2 x 6'3 (1.57m x 1.91m)

Fitted with a white three piece suite which includes a corner shower cubicle with an electric shower, a toilet and a wash hand basin with a medicine cabinet above. Frosted window to the side and a heated towel rail.

Outside

Large gravelled garden to the front with the potential to create off-road parking. Enclosed gravel garden to the rear.

General Information

Full double glazing

Full gas central heating.

All fitted floor coverings including the sale.

All mains services are connected.

Council Tax Band A.

Energy Rating C (71)

Leasehold.

Agents Notes

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

FIXTURES & FITTINGS

Items described in these particulars are not all included in the sale. All heating systems and their appliances are untested.

This brochure including photography was prepared in accordance with the sellers instructions.

VIEWING

Strictly by appointment with the selling agent. Viewing guidelines due to Coronavirus (Covid-19) to be adhered to.

GROUND FLOOR 525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 525 sq.ft. (48.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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