



5 BONGATE

JEDBURGH TD8 6DT

“A most desirable ground floor dwellinghouse situated within close proximity of the town centre and all local amenities.”



Whilst in need of some upgrading, the bright accommodation comprises:- Entrance Hall, Livingroom, Kitchen, Bathroom and 2 Bedrooms. There are easy to maintain gardens to front and rear with garden shed and the potential to create off street private parking. The property benefits from gas central heating, is fully double glazed and being offered for sale with all fitted carpets, curtains, blinds and lightfittings.

ENTRANCE HALL: 3.69m x 1.99m

A partially glazed hardwood door at the side leads into the hall giving access to all rooms. Storage cupboard containing c/h boiler. C/h radiator. 1 single power point. Smoke alarm. Fitted carpet.

LIVINGROOM: 4.59m x 3.79m

Attractive room with large window to front overlooking the garden with vertical blinds. Feature fireplace with wall mounted electric fire, marble hearth and oak timber surround and mantel. Display alcove with shelving and storage cupboard below. TV aerial. 1 double and 3 single power points. C/h radiator. Fitted carpet.

KITCHEN: 3.55m x 2.01m

Bright kitchen with windows to front and side with vertical blinds. Range of pine fitted base and wall units with contrasting worktops and tiling between. Integrated electric hob, oven and grill. White sink unit with drainer and mixer tap. Plumbed for washing machine and space for tumble drier. C/h radiator. Electric cooker point. 1 double and 3 single power points. Vinyl flooring.

BEDROOM 1: 3.85m x 3m

Bright double bedroom with window to rear overlooking the garden and roller blind. Double fitted wardrobe with hanging rail and shelving. Additional storage cupboard. 2 single power points. C/h radiator. Fitted carpet.

BEDROOM 2: 3.85m x 2.73m

Bright double bedroom with window to rear overlooking the garden and roller blind. Fitted wardrobe with single power point. 2 single power points. C/h radiator. Wood effect laminate flooring.

BATHROOM: 2.45m x 1.54m

Bright bathroom with frosted glass window to front and vertical blind. White WC, pedestal wash hand basin and bath with contrasting tiled splashbacks. C/h radiator. Vinyl flooring. Shelved linen cupboard.

GARDENS:

There are easy to maintain gardens to the front and rear which are laid mostly in lawn with a range of flower beds, established shrubs, paths and a garden shed. There is also the potential to create off street private parking at the rear, if required.

SERVICES:

Mains water, drainage, gas and electricity are connected. Outside tap.

GENERAL:

All carpets, curtains, blinds, light fittings and the garden shed are included.

BURDENS:

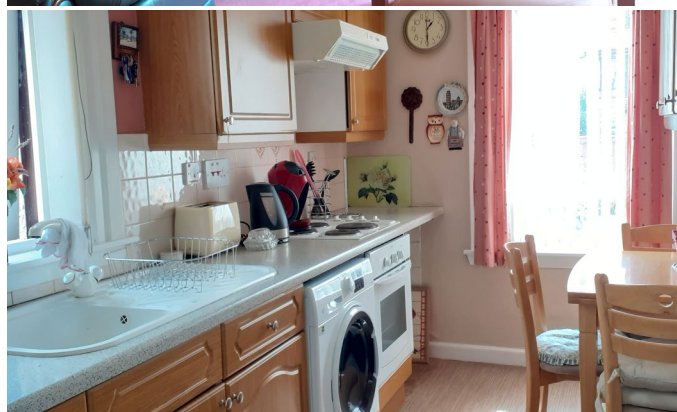
Council Tax – Band A EPC rating – D67

VIEWING:

Strictly by appointment with the selling agents.

ENTRY:

Entry is by negotiation.



These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only. Gas and electric installations and appliances in the house have not been checked by the selling agents.



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