



44 Prince Edward Road

Tweedmouth, Berwick-upon-Tweed, TD15 2EX

Offers In The Region Of £97,500

Ref: 93

Conveniently located within easy walking distance to the centre of Berwick-upon-Tweed, this spacious two bedroom ground floor flat would make an ideal home for a first time buyer, or retired person.

The well maintained interior has full double glazing and gas central heating, a generous living room with a bay window, a modern kitchen with built-in appliances, two double bedrooms and a bathroom.

Garden to the front and an attractive enclosed garden to the rear which is a real sun trap, with a patio area and lawns.

Viewing is highly recommended.



Entrance Hall

18'1 x 4'10 (5.51m x 1.47m)

Partially glazed entrance door to the hall, which has a built-in storage cupboard. Central heating radiator and one power point.

Living Room

13'7 x 15'10 (4.14m x 4.83m)

A generous reception room with a bay window to the front and a modern wall mounted electric fire. Built-in storage cupboard and a central heating radiator.

Kitchen

11'10 x 12'4 (3.61m x 3.76m)

Fitted with an excellent range of modern cream wall and floor kitchen units, with wood effect worktop surfaces with a tiled splash back. Built-in oven, four ring gas hob with a cooker hood above. Stainless steel sink and drainer and plumbing for an automatic washing machine. Integrated fridge freezer and a wall mounted central heating boiler. Two windows to the rear and an entrance door to the rear garden.

Bedroom 1

11' x 11' (3.35m x 3.35m)

A good sized double bedroom with a double window to the front and a central heating radiator.

Bedroom 2

11' x 10'11 (3.35m x 3.33m)

Another double bedroom with a single and double built-in wardrobe to one wall. Two windows to the rear and a central heating radiator.

Bathroom

7'1 x 5' (2.16m x 1.52m)

White three piece suite white includes a bath with an electric shower and curtain above, a wash hand basin and a toilet. Frosted window to the rear and a heated towel rail.

Gardens

Small garden to the front with lawn and hedge border. Attractive enclosed rear garden with patio overlooking the lawns and flowerbeds. Timber garden shed.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in sale.

All mains services are connected.

Council Tax Band 'A'

Energy Rating C (71)

Agency Information**OFFICE OPENING HOURS**

Monday - Friday 9.00 am - 17.00

Saturday 9.00 am - 13.00

FIXTURES & FITTINGS

Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems and their appliances are untested.

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

VIEWINGS

Strictly by appointment with the selling agent.



TOTAL APPROX. FLOOR AREA 721 SQ.FT. (66.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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