



## 43a, b & c Woolmarket

Berwick-upon-Tweed, Northumberland, TD15 1DH

**O.I.R.O £170,000**

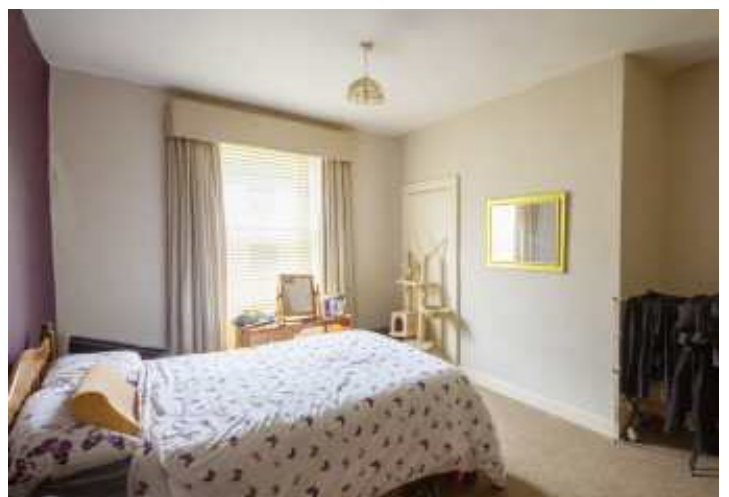
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A superb opportunity to purchase this investment property, which comprises of a three storey stone built town house, which has been split into three separate one bedroom flats. The flats are currently being let to established tenants with a current total rental income of £13,020 per annum.

The property is conveniently located in the centre of this historic Northumberland town, within easy walking distance to all the shops and the train station.

The property is entered from Woolmarket through a communal entrance door with a door entry phone. There are three storage cupboards on the ground floor which are being used for bins stores for each property. There is a flat on each floor, with accommodation that is well appointed and comprising of a generous living room, fitted kitchen, a double bedroom and a bathroom. All of the properties have electric heating.

Viewing is highly recommended.





### **Communal Entrance**

Entrance door to the front with a door entry phone system, giving access to the communal hall. There are three separate bin stores and stairs to the upper floor levels.

### **43a Woolmarket - Ground Floor Apartment**

#### **Entrance Hall**

Door entry phone and a walk-in storage cupboard housing the electric meters. Night storage heater.

#### **Living Room**

17' x 8'9 (5.18m x 2.67m)

Window to the front and a built-in storage cupboard and an airing cupboard housing the hot water tank. Night storage heater.

#### **Kitchen**

6'4 x 10'2 (1.93m x 3.10m)

A well appointed kitchen with beech wall and floor units with granite effect worktop surfaces. Stainless steel sink and drainer below the double window to the rear and a built-in storage cupboard with plumbing for an automatic washing machine. Space for an electric cooker.

#### **Bedroom**

13'11 x 8'9 (4.24m x 2.67m)

A double bedroom with a window to the front and a night storage heater.

#### **Bathroom**

5' x 8'5 (1.52m x 2.57m)

White three piece suite, which includes a bath with an electric shower and screen above. Wash hand basin below the frosted window to the rear. Toilet and a heated towel rail.

### **43b Woolmarket - First Floor Apartment**

#### **Entrance Hall**

Giving access to all of the rooms within the apartment, the hall has a storage cupboard housing the electric meters. Door entry phone and one power point.

#### **Living Room**

17' x 14'2 (5.18m x 4.32m)

A generous reception room with coving on the ceiling and two windows to the front. Built-in airing cupboard housing the hot water tank and a built-in recess with cupboard below. Electric radiator.

#### **Kitchen**

6'6 x 10'2 (1.98m x 3.10m)

Oak effect wall and floor storage cupboards with granite effect worktop surfaces with a tiled splash back. Double window to the rear with a stainless steel sink and drainer below. Space for an electric cooker with cooker hood above. Built-in storage cupboard with plumbing for an automatic washing machine. Electric radiator.

#### **Bedroom**

17' x 12'2 (5.18m x 3.71m)

A good sized double bedroom with a built-in storage cupboard. Window to the front and an electric radiator.

#### **Bathroom**

9'5 x 5'1 (2.87m x 1.55m)

White three piece suite, which includes a bath with an electric shower and screen above. Toilet and a wash hand basin with a shaver light and socket above. Heated towel rail and a frosted window to the side.

### **43c Woolmarket - Second Floor Apartment**

#### **Entrance Hall**

Built-in storage cupboard housing the electric meters. Night storage heater and a door entry phone.

#### **Living Room**

17'2 x 13'6 (5.23m x 4.11m)

A good sized reception room with a built-in double cupboard. Window to the front.

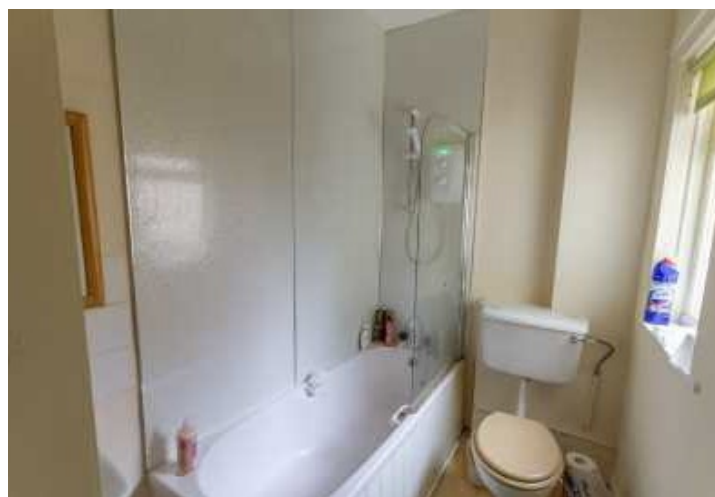
#### **Kitchen**

7' x 10'1 (2.13m x 3.07m)

Oak effect base kitchen units with granite effect worktop surfaces. Stainless steel sink and drainer below the double window to the rear. Indesit electric cooker with a cooker hood above. Storage cupboard with plumbing for an automatic washing machine.

#### **Bedroom**

17'2 x 14'4 (5.23m x 4.37m)



A large double bedroom with two windows to the front. Built-in airing cupboard housing the hot water tank. Night storage heater.

### **Bathroom**

9'8 x 5'5 (2.95m x 1.65m)

White three piece suite, which includes a bath with an electric shower and curtain above. Toilet and a wash hand basin with a shaver light and socket above. Heated towel rail, frosted window to the side.

### **General Information**

Electric heating

All fitted floor coverings are included in the sale

All mains services are connected except for gas

Tenure - Freehold

Council tax band A for all apartments

Energy Ratings:

43a Rating - E

43b Rating - E

43c Rating - E

The vendor has guaranteed the existing tenants a minimum of 4 further months in the flat after the sale has completed.

### **Agent Information**

**OFFICE OPENING HOURS**

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

**FIXTURES & FITTINGS**

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

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