16 Grove Gardens South

Tweedmouth, Berwick-upon-Tweed, TD15 2EW

Offers In The Region Of £128,000

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An excellent opportunity to purchase this two bedroom semi-detached house, which is located is a quiet cul-de-sac within easy walking distance to shops and facilities. The house has been well maintained throughout and comprises of an entrance hall, a good sized living room and a generous kitchen/breakfast room with a range of cream units with built-in appliances. On the first floor is a bathroom with a white suite and two good sized bedrooms, the main bedroom has a built-in wardrobe. The house has the benefits of full double glazing and gas central heating.

Lawn gardens at the front and rear of house, the rear garden has a useful garden shed. This property would make an ideal home for a first time buyer, or as an investment. Viewing is recommended, contact our Berwick-upon-Tweed office to arrange an appointment.

Entrance Hall
3'8 x 5' (1.12m x 1.52m)
Partially glazed entrance door giving access to the hall, which has stairs to the first floor landing, a central heating radiator and a cupboard housing the electric meters. Door to the living room.

Living Room
13'3 x 12'5 (4.04m x 3.78m)
A spacious reception room with a triple window at the front, a central heating radiator, two wall lights and four power points.

Kitchen/Breakfast Room
8'6 x 15'9 (2.59m x 4.80m)
Fitted with a range of cream wall and floor kitchen units with granite effect worktop surfaces. Freestanding electric cooker with a cooker hood above. One and a half bowl stainless steel sink and drainer below one of the two windows to the rear, there is also a glazed entrance door to the rear garden. Plumbing for an automatic washing machine and space for a tumble dryer. Central heating radiator, a built-in understairs storage area and five power points.

First Floor Landing
4'8 x 6'1 (1.42m x 1.85m)
Access to the loft and one power point

Bathroom
5'5 x 6'1 (1.65m x 1.85m)
Fitted with a white three-piece suite which includes a bath with a shower attachment, a wash hand basin below the frosted window to the rear and a toilet.

Bedroom 1
10'7 x 12'6 (3.23m x 3.81m)
A generous double bedroom with a triple window at the front, a central heating radiator and a built-in double wardrobe. Two power points.

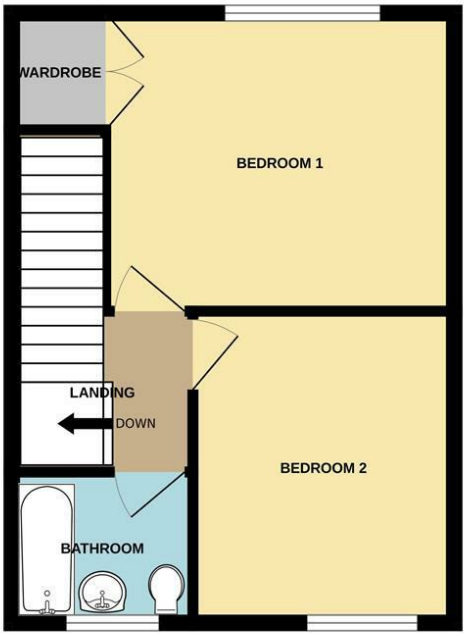
Bedroom 2
10'7 x 9'4 (3.23m x 2.84m)
A double bedroom with a window at the rear, a central heating radiator and two power points.

Garden
A small lawn and gravel garden at the front with a path leading to the front door. Good sized enclosed rear lawn garden with a garden shed.

General Information
Full double glazing.
Full gas central heating.
All fitted floor coverings are included in the sale.
All mains services are connected.
Council tax band A..
Price- in the region of £128,000.

GROUND FLOOR
342 sq.ft. (31.8 sq.m.) approx.

1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 685 sq.ft. (63.6 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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