



16 Governors Gardens

Palace Street East, Berwick-upon-Tweed, TD15 1JF

Offers In The Region Of £270,000

Located in the sought after Governors Gardens in the centre of Berwick-Upon-Tweed, this delightful end -terraced two bedroom house offers beautifully presented accommodation that has been maintained to the highest of standards. Overlooking the historic walls, the property is set in a prime position with superb open views of the sea, the lighthouse and Spittal point from the bedrooms.

Upon entering, you are welcomed into an entrance hall with a cloakroom and a door into the open plan lounge/dining area that provides a warm and inviting atmosphere, perfect for relaxation and entertaining. Well appointed kitchen/breakfast room with a superb range of grey shaker units with appliances. On the first floor is a modern bathroom and two generous double bedrooms, both with superb views and the main bedroom has an en-suite shower room. The house has full double glazing and gas central heating.

The property has access to the attractive landscaped communal gardens and there is an allocated parking space.

Located in the picturesque town of Berwick-upon-Tweed, residents will enjoy easy walking distance onto the historic town walls, local amenities including shops, schools and parks. The area is known for its rich history and stunning coastal scenery, providing a wonderful backdrop for everyday life.

This house with its appealing features and prime location, presents an excellent opportunity for those looking to settle in a vibrant community.

Do not miss the chance to make this charming house your new home. Contact our Berwick-upon-Tweed office to arrange a viewing.



Entrance Hall

14'7 x 7'9 (4.45m x 2.36m)

A partially glazed front door gives access to the hall, which has a cloaks hanging area, a central radiator and stairs leading to the first floor landing. Telephone point and two power points.

Cloakroom

6'5 x 3' (1.96m x 0.91m)

Fitted with a white two-piece suite comprising a toilet and a wash hand basin with a shaver socket and mirror above. Central heating radiator.

Kitchen/Breakfast Room

8'2 x 11'8 (2.49m x 3.56m)

A well appointed kitchen which is fitted with a range of grey shaker wall and base units with wood effect worktop surfaces. Built-in oven, four ring gas hob with a cooker hood above and an integrated fridge/freezer and dishwasher, automatic washing machine. Cupboard housing the central heating boiler and a one and half bowl sink and drainer below the window at the side of the property.. Central heating radiator, recessed ceiling spotlights and six power points.

Lounge/Dining Area

12'5 x 19'6 (3.78m x 5.94m)

A spacious open plan reception room with a triple window at the rear, a walk-in storage cupboard and two central heating radiators. Television point and ten power points.

First Floor Landing

9'2x7'9 (2.79mx2.36m)

First-floor landing providing access to all rooms on the first floor.

Bedroom 1

11' x 12'5 (3.35m x 3.78m)

A generous double bedroom with a velux window to the rear and a window to the side providing superb views of the sea and Spittal point. Central heating radiator and six power points.

En-suite Shower Room

4'7 x 7'2 (1.40m x 2.18m)

Fitted with a quality white three-piece suite comprising a corner shower cubicle with an electric shower, a toilet and a wash hand basin with a mirror and shaver socket above. Heated towel rail and a velux window to the rear.

Bedroom 2

10' x 12'5 (3.05m x 3.78m)

Another double bedroom with a velux window at the front and a window at the side with views of the sea and the lighthouse. Central heating radiator, six power points and a television point.

Bathroom

6'5 x 7'8 (1.96m x 2.34m)

Fitted with a quality white three-piece suite comprising a bath with a shower and screen above, a wash hand basin with a mirror and shaver socket above, and a toilet. Heated towel rail and a velux window at the front.

Gardens

The property has access to the communal gardens. There is an allocated parking space.

General Information

Full gas central heating.

Full double glazing.

All fitted floor coverings are included in the sale.

Tenure-Freehold.

All mains services are connected.

Council Tax Band: C.

EPC:

Agency Details

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

Saturday Viewings 12.00pm - 1.00pm

FIXTURES & FITTINGS



Items described in these particulars are included in the sale, all other items are specifically excluded.

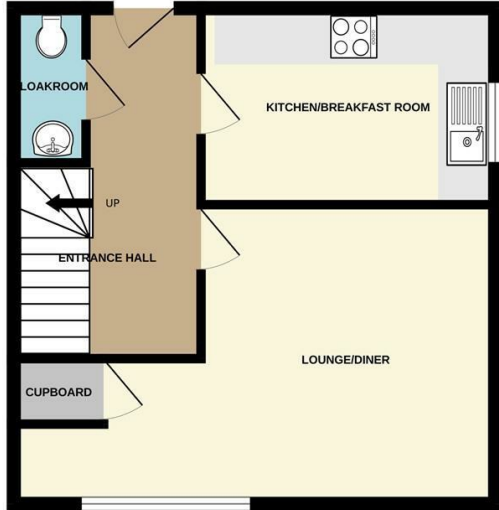
All heating systems and their appliances are untested.

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

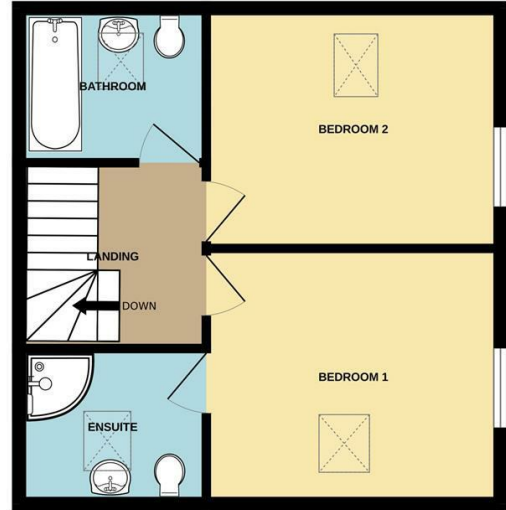




GROUND FLOOR
412 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.5 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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Berwick Office
36 Hide Hill, Berwick-upon-Tweed
Northumberland, TD15 1AB

T: (01289) 307571
F: (01289) 302948
E: berwick@aitchisons.co

Wooler Office
25 High Street, Wooler
Northumberland, NE71 6BU

T: (01668) 281819
F: (01668) 281717
E: wooler@aitchisons.co

