



## 4 Osborne Cottages

East Ord, Berwick-upon-Tweed, TD15 2NS

Offers In The Region Of £149,950

Located in the sought after village of East Ord on the outskirts of Berwick-Upon-Tweed, this well proportioned two bedroom semi-detached cottage presents a superb opportunity for a buyer looking to downsize, or as a retirement home. This property is located in a quiet setting, with easy to maintain lawn gardens at the front and rear with two useful outhouses.

The accommodation is set on the ground floor which comprises of a generous dual aspect living room, a breakfasting kitchen with oak units with appliances, two bedrooms and a bathroom. The property has double glazing and gas central heating.

Osborne Cottages is a short drive to Berwick-upon-Tweed, where there are excellent facilities including, shops, restaurants, sporting clubs, schools and lovely walks along the Tweed, the beach and the historic town walls.

Viewing is recommended.



## Entrance Hall

Partially glazed entrance door with a window to the side giving access to the hall with a central heating radiator, access to the loft and a built-in airing cupboard housing the central heating boiler. Cloaks hanging area and one power point.

## Living Room

10'8 x 13'5 (3.25m x 4.09m)

A spacious dual aspect reception room with a double window to the front and a window to the side. Central heating radiator, a television point and four power points.

## Kitchen/Breakfast Room

12'5 x 10'1 (3.78m x 3.07m)

Fitted with a range of oak wall and floor kitchen units with granite effect worktop surfaces with a tiled splashback. Freestanding electric cooker with a cooker hood above, a Hotpoint automatic washing machine and a fridge freezer. Stainless steel sink and drainer below the window to the rear, there is also a glazed entrance door giving access to the rear garden. Central heating radiator and six power points.

## 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 and curtain above, a wash hand basin below the frosted window to the rear and a toilet. Central heating radiator.

## Bedroom 1

12'6 x 9'2 (3.81m x 2.79m)

A double bedroom with a double window at the rear, a central heating radiator and two power points.

## Bedroom 2

10'8 x 9'2 (3.25m x 2.79m)

A good sized bedroom with a window at the front, a central heating radiator and a built-in wardrobe. Two power points.

## Garden

Small lawn garden at the front with flowerbed surrounds. Lawn garden at the rear with two useful outhouses and a greenhouse.

## General Information

Full double glazing.

Gas central heating.

All mains services are connected.

All fitted floor coverings including the sale.

Tenure-Freehold.

Council tax band A.

EPC: D (58)

## 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  
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA: 586 sq.ft. (54.4 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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