20 Foul Ford

Berwick-upon-Tweed, Northumberland, TD15 1HQ

Offers Over £55,000

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Conveniently located in the centre of Berwick-upon-Tweed within easy walking distance to shops, lovely walks along the historic town walls and the railway station, this immaculate ground floor apartment would make an ideal home for a first time buyer, a retired person, or as a weekend retreat/holiday home.

The well maintained interior comprises of an entrance hall which gives access to the modern shower room with a quality white suite and the superb open plan living room/kitchen with an excellent range of white gloss kitchen units with appliances and a built-in breakfast bar, there is ample space for living room furniture. The flat has a double bedroom with a fitted wardrobe.
Full gas central heating and all fitted floor coverings are included in the sale. Furniture can be bought by separate negotiation.

No upper chain.

Contact our Berwick-upon-Tweed office to arrange a viewing.

Entrance Hall

6'5" x 3'9" (1.96 x 1.14)

Entrance door to the hall which has a central heating radiator, a cloaks hanging area and doors to the shower room and kitchen.

Shower Room

8'6" x 4'7" (2.59 x 1.40)

Fitted with a modern white three piece suite, which includes a shower cubicle, a wash hand basin below the frosted window to the side and a toilet. Central heating radiator and recessed ceiling spotlights.

Kitchen/Living Room

21'2" x 13'3" (6.45 x 4.04)

A superb open plan kitchen/ living room, with an excellent range of modern white gloss wall and floor units with granite worktop surfaces incorporating a breakfast bar. Built-in oven and an induction electric hob, a Hotpoint automatic washing machine and a fridge. White quartz one and a half bowl sink and drainer, a wall mounted central heating boiler and two windows to the rear. Central heating radiator, recessed ceiling spotlights, a telephone point and ten power points.

Bedroom

14'11" x 6'10" (4.55 x 2.08)

A bedroom with five windows to the rear and a built-in double wardrobe. Central heating radiator and two power points.

General Information

All fitted floor coverings are included in the sale.
Full gas central heating.
Council Tax Band A.
Tenure- Leasehold lease end date 01/01/3004 (978 years left).
Energy Rating D (62)

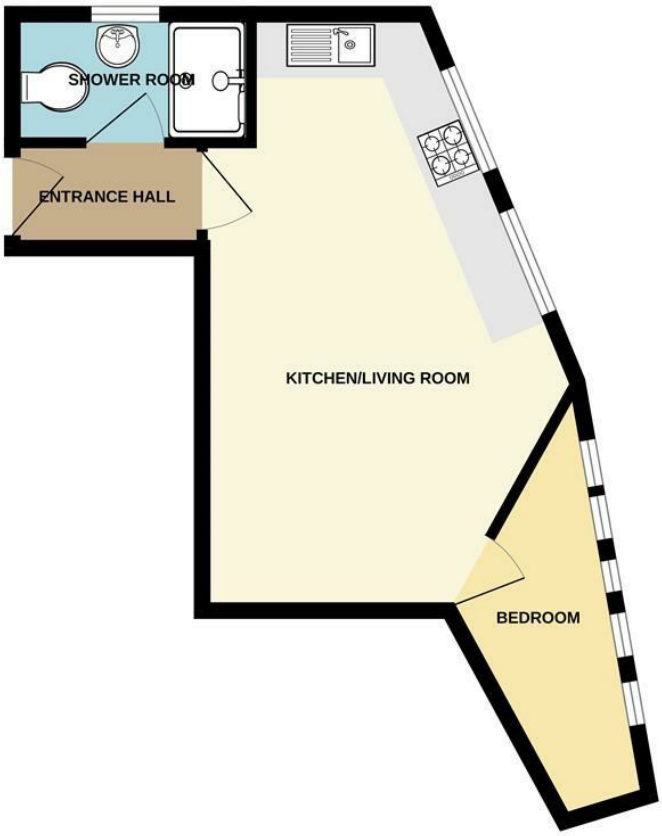
Agency Information

OFFICE OPENING HOURS
Monday - Friday 9.00 - 17.00
Saturday 9.00 - 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.

VIEWING
Strictly by appointment with the selling agent.

GROUND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 340 sq.ft. (31.6 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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