



Bowsden Hall Bungalow

Bowsden, Berwick-upon-Tweed, TD15 2TN

Offers In The Region Of £230,000

****CLOSING DATE - Thursday 23rd February at 12 NOON ****

Best and final offers should be made by email or letter to the Berwick office. For further information contact us on 01289 307571 email:berwick@aitchisons.co

Located in the heart of this small Northumberland village, some eight miles south of Berwick-upon-Tweed, this well proportioned two bedroom detached bungalow would make a superb retirement home. The bungalow has fine open views to the rear of the surrounding countryside and the benefits of full double glazing and air source central heating.

The well maintained interior comprises of a large living room/dining area with an inglenook fireplace with a log burning stove, a good sized kitchen/breakfast room with beech units, a modern white bathroom and two good sized double bedrooms.

Driveway giving access to the single detached garage and offering ample 'off road' parking. Spacious informal gardens to the front and side of the bungalow which are mainly laid to lawns and offers potential to extend the property.

Viewing is highly recommended.



Entrance Hall

Portuguese entrance door giving access to the hall which has a window to the front and the central heating radiator. Built-in shelf double storage cupboard, access to the loft and two power points.

Living Room

16'3 x 9'9 (4.95m x 2.97m)

A spacious reception room with a picture window to the rear with superb open views of the surrounding countryside.

Attractive inglenook fireplace with a slate, half oak mantelpiece and a multifuel stove. Two central heating radiators, glaze door to the entrance hall and kitchen, television point and eight power points.

Kitchen

14' x 13'6 (4.27m x 4.11m)

Fitted with a range of beach base kitchen units with wood effect worktop surfaces.

Stainless steel sink and drain area below the triple window to the side. There's also a triple window to the rear and a glaze entrance door giving access to the rear garden. Cupboard housing the hot water tank and there is a further shell pantry cupboard. Freestanding electric cooker. Plumbing for an automatic and dishwashing machine. Central heating radiator and seven power points.

Bedroom One

13'7 x 12'2 (4.14m x 3.71m)

A generous double bedroom with a triple window to the front, a central heating radiator and six power points.

Bedroom Two

9'9 x 15'11 (2.97m x 4.85m)

Another double bedroom with a triple window to the front, accentuating radiator and six power points.

Bathroom

7'7 x 8'2 (2.31m x 2.49m)

Fitted with a modern white three-piece suite, which includes a bath with an electric shower and curtain above, a toilet with a toilet roll holder and a wash and basin below the frosted window to the side of the bungalow.

Central heating radiator with a towel rail above.

Garage

A single detached garage and up and over door to the front.

Gardens

A generous garden surrounding the property which are mainly laid to lawns with well stop flowerbeds and shrubberies. There is a small pond and a driveway in front of the garage with off-road parking for two cars.

The garden offers potential to extend accommodation.

General Information

Full air source heating.

Full double glazing.

All main services are connected except for gas.

All fitted floor coverings, including the seal.

Freehold.

Council Tax Band C

EPC E (53)

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday - By Appointment

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.

VIEWING

Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.



GROUND FLOOR
1008 sq.ft. (93.7 sq.m.) approx.



TOTAL FLOOR AREA: 1008 sq.ft. (93.7 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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