



63a Castlegate

Berwick-upon-Tweed, TD15 1LF

Offers In The Region Of £82,500

Tucked away in a quiet quiet cul-de-sac off Castlegate, this centrally located one bedroom semi-detached bungalow, is within easy walking distance to all the facilities within the centre of Berwick-upon-Tweed including the railway station, making it an ideal home for a retired person, a first time buyer, or as a weekend retreat.

The well presented interior offers accommodation that is ready to walk into, which comprises of an open plan living room/kitchen with modern fitted grey shaker units with appliances and ample space for living room furniture. There is a modern shower room and a good sized double bedroom. The property has double glazing and partial electric heating.

Viewing is recommended.



Living Room/Kitchen

15'4 x 12'8 (4.67m x 3.86m)

Partially glazed entrance door giving access to the open plan living room/kitchen which has a picture window to the front and a window to the side. The kitchen area is fitted with a superb range of grey shaker style wall and floor units with marble effect worktop surfaces with a splashback. Sink and drainer with a mixer tap, plumbing for an automatic washing machine and a built-in oven, four ring ceramic hob with a cooker hood above. Built-in storage cupboard with the electric meters and a shelved pantry cupboard. Twelve power points and recessed ceiling spotlights. Fifteen pane door giving access to the hallway.

Hallway

4'2 x 4'6 (1.27m x 1.37m)

Giving access to the bedroom and shower room, the hallway has a skylight.

Shower Room

7'4 x 6' (2.24m x 1.83m)

Fitted with a modern white three piece suite which includes a toilet with a toilet roll holder, a corner shower cubicle with an electric shower and a wash hand basin with a medicine cabinet and a shaver socket. Towel rail and an extractor fan.

Bedroom 1

11'3 x 7'8 (3.43m x 2.34m)

A double bedroom with a picture window to the front with an electric heater below. Four power point.

General Information

All fitted floor coverings are included in the sale.

Full double glazing.

All fitted blinds are included in the sale.

Partial electric heating.

Council tax band.

Tenure-Freehold.

EPC: E (40)

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
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA: 343 sq.ft. (31.9 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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