



36 Ord Drive

Berwick-Upon-Tweed, TD15 2HR

Offers In The Region Of £85,000

An excellent opportunity to purchase this one bedroom ground floor apartment, which is conveniently located within walking distance to shops and the centre of Berwick-upon-Tweed. This apartment would make an ideal home for a first time buyer, or a retired person, which has the benefits of double glazing and gas central heating.

The property has a good sized living room, a oak fitted kitchen with appliances, a double bedroom and a bathroom. Lawn garden at the front and rear of the property. A great feature of the property is that the rooms are interchangeable, meaning that if you owner decided to swap the living room & bedroom over, they can do so!

Viewing is recommended.



Entrance Hall

Partially glazed entrance door giving access to hall which has a cloaks hanging area and a central heating radiator. Large built-in storage cupboard and one power point.

Kitchen

7' x 9'3 (2.13m x 2.82m)

Fitted with a range of oak wall and floor kitchen units with granite effect worktop surfaces with a matching splashback. Built-in oven, four ring gas hob with a cooker hood above. Built-in cupboard housing the central heating boiler. Stainless steel sink and drainer below the window to the front, plumbing for an automatic washing machine, a central heating radiator and nine power points.

Bedroom

13'4 x 15'6 (4.06m x 4.72m)

This was the original living room which is currently being used as a spacious double bedroom with a double window to the front. Built-in shelved storage cupboard, a central heating radiator and three power points.

Living Room

9'8 x 15'5 (2.95m x 4.70m)

A good sized room which used to be the bedroom, it has a double window to the rear, a built-in shelved storage cupboard, a central heating radiator and five power points.

Bathroom

5'3 x 6'2 (1.60m x 1.88m)

Fitted with a white three-piece suite which includes a bath with an electric shower and screen above, a toilet and a wash hand basin. Frosted window to the side and a central heating radiator.

Garden

Lawn garden at the front with flowerbeds. Enclosed rear garden with a lawn and shrubberies.

General Information

Full double glazing.

Full gas central heating.

All mains services are connected.

Tenure-Leasehold to 09/08/2121.

Council tax band A.

Property fully benefitted from full damp course.

All fitted floor coverings are included in the sale.

Agency Information

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
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA: 560 sq.ft. (52.0 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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