



Geo. & Jas. Oliver W.S.

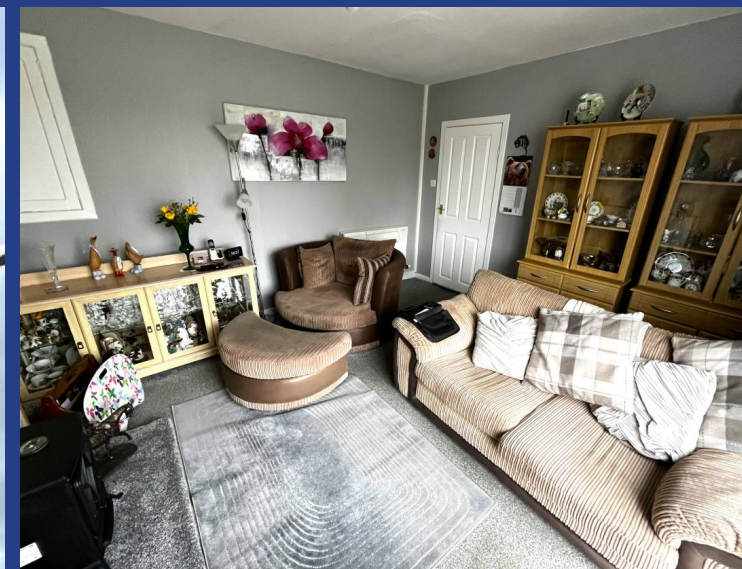
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13 CAVERS VIEW, HAWICK, TD9 8HD

THREE BEDROOM END TERRACED HOUSE WITH LOVELY VIEWS

EPC C
OFFERS AROUND £130,000

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13 Cavers View forms an end terraced three bedroom family home on the outskirts of town with pleasant open views towards Ruberslaw. To the front of the property is a pleasant area of decking and there is an enclosed rear garden with patio and lawn. Ideal starter family home benefitting from double glazing and gas central heating.

The property is entered via a vestibule with a range of coat hooks. A timber and glazed door leads through to the hallway which provides access to the ground floor accommodation and has a carpeted stair to the first floor and a large understair storage cupboard. The sitting room is situated to the front and has double glazed doors leading out to the decking. It is decorated in a shade of grey with complimentary carpet flooring. The dining kitchen is a commodiously proportioned room overlooking the back garden. There are a range of floor and wall mounted kitchen units and space for both a washing machine and dishwasher. There is an integrated cooker and gas hob and space for a fridge freezer. There is also ample space for a table and chairs and a built in storage cupboard. Also located on the ground floor is the bathroom. This comprises of a three piece white suite of bath, wash hand basin and WC and there is an electric shower located over the bath and an opaque glazed window to the rear.

The three bedrooms are all located on the first floor. On the landing there is a useful storage cupboard. The bedrooms are all double rooms with built in storage and the boiler is located in a cupboard in bedroom 3.

Externally, the property has an enclosed rear garden which has a pleasing patio area for alfresco dining and a lawn with clothes drying facilities. To the front there is an elevated area of decking and the remainder of the front and side garden is low maintenance with chipped areas.

ROOM SIZES

Lounge 3.47 x 4.46

Kitchen 4.35 x 2.76

Bedroom One 3.00 x 4.03

Bedroom Two 3.86 x 3.84

Bedroom Three 2.72 x 3.33

Bathroom 2.00 x 1.63

Located on the outskirts of town, the property has easy access to the town centre, a bus stop nearby as well as local shops in the immediate area. Burnfoot Primary School is a short walk away. Hawick boasts a variety of shops and recreational pursuits such as golf, rugby, tennis, countryside walks and fishing.

COUNCIL TAX BAND: A EPC : C

FIXTURES AND FITTINGS: The sale shall include all curtains, light and bathroom fittings. Integrated appliances.

SERVICES: Mains water, gas, drainage and electricity. Gas central heating and double glazing.

HOME REPORT: Interested parties wishing a copy of the Home Report for this property can obtain one by request.

VIEWING: By appointment with Geo & Jas Oliver, W.S.

IMPORTANT NOTICE: Interested parties are advised to have their interest noted through their Solicitors. The seller shall not be bound to accept the highest or, indeed any offer. These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars; the statements or plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic device at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters. As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

INTERNET WEBSITES: All our properties can be viewed at www.gandjoliver.co.uk as well as www.rightmove.co.uk, www.onthemarket.com and www.propertywindow.com.

FREE PRE-SALE VALUATION: If you are considering selling your property, Geo & Jas Oliver W.S., will value your existing home free of charge. Please contact us if you feel that this service may be helpful to you.



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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