



227 Newfields

Berwick-upon-Tweed, TD15 1SW

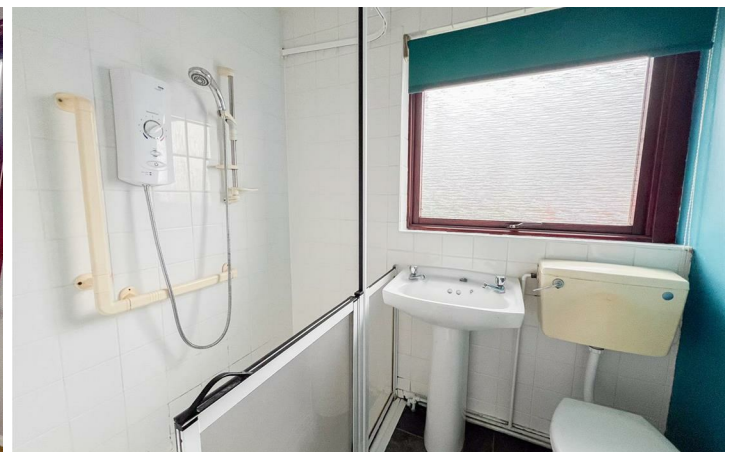
Offers In The Region Of £120,000

Located in a popular residential area, we are pleased to bring to the market this two bedroom mid-terraced bungalow, which would make an ideal home for a first time buyer, or for a retired person. The property offers well proportioned living accommodation with the benefits of double glazing and gas central heating.

The interior is in need of some general modernisation and upgrading, however, it offers potential to create a very comfortable home. The accommodation comprises of an entrance hall, a good sized living room, a kitchen with fitted beech units, a shower room and two bedrooms. The property benefits from having a full rewire, with a new consumer unit being installed, in December 2023.

Small lawn garden at the front of the bungalow and an enclosed rear garden with a lawn with flowerbed surrounds.

Viewing is recommended.



Entrance Hall

Partially glazed entrance door giving access to the hall, which has a central heating radiator and a built-in storage cupboard. One power point.

Living Room

10'5 x 14'4 (3.18m x 4.37m)

A good sized reception room with a double window to the front and a feature fireplace with a pine carved surround. Central heating radiator, three power points and a television point.

Kitchen

14'2 x 6'9 (4.32m x 2.06m)

Fitted with a range of beech wall and floor kitchen units with granite effect worktop surfaces with a tiled splash back. Sink and drainer, space for an electric cooker, plumbing for an automatic washing machine and space for a fridge freezer. Wall mounted central heating boiler, a glazed entrance door and window to the rear. Central heating radiator and four power points.

Shower Room

5'4 x 6'4 (1.63m x 1.93m)

Fitted with a white three piece suite which includes a toilet, a wash hand basin below the frosted window to the rear and a shower area with an electric shower and screen. Central heating radiator with a towel rail above. Wall mounted electric fan heater.

Bedroom 1

10'8 x 10'8 (3.25m x 3.25m)

A double bedroom with a double window to the rear and a built-in storage cupboard. Central heating radiator and two power points.

Bedroom 2

7'5 x 7'1 (2.26m x 2.16m)

A single bedroom with a window to the front, a central heating radiator and one power point.

Garden

Small lawn garden at the front of the bungalow and an enclosed rear garden with a lawn with flowerbed surrounds.

General Information

All fitted floor coverings are included in the sale.

Full gas central heating.

Full double glazing.

Tenure- Freehold.

Council tax band A.

Energy Rating D (68)

Agency Notes

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
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA: 520 sq.ft. (48.3 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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