



## 48 Main Street

Tweedmouth, Berwick-upon-Tweed, TD15 2AA

**Price Guide £199,950**



An excellent opportunity to purchase this attractive stone built three storey two bedroom townhouse, which is located in the heart of Tweedmouth within easy walking distance to the centre of Berwick-upon-Tweed. The property is a Grade II listed house, which has tremendous character and charm, with many of the original features being retained.

The property is entered into an entrance hall which gives access to the good sized breakfasting kitchen, with an excellent range of cream units with appliances. There is a large dual aspect lounge with a beamed ceiling and an attractive pine fire place with a gas fire. On the first floor is a family bathroom with a four piece suite featuring a freestanding bath and a double bedroom with a fitted wardrobe and a door to a room which has a multipurpose used, which could be used as guest bedroom, or a dressing room. On the second floor is a further double bedroom with an en-suite shower room and a fitted wardrobe, door from the bedroom into a room which has been used as an office. The house has views of the port and the sea beyond.

Separate enclosed garden at the rear of the house, access via a shared path and two useful outhouses offering excellent storage and potential to develop further. The property has full gas central heating and partial double glazing.

This would make a superb family or retirement home.

Viewing is recommended.





## Entrance Hall

3'6 x 2'9 (1.07m x 0.84m)

Partially glazed door to the side of the property giving access to the hall which has stairs to the first floor landing. Glazed door to the kitchen/breakfast room.

## Kitchen/Breakfast Room

12'6 x 11'7 (3.81m x 3.53m)

A good sized kitchen with a beamed ceiling and ample space for a table and chairs. Excellent range of wall and floor kitchen units with wood effect worktop surfaces with a tiled splash back. Freestanding Zanussi gas cooker, a one and a half bowl sink and drainer below one of the two windows to the side. Central heating radiator and eight power points. Doorway to a hallway.

## Hallway

2'5 x 6'5 (0.74m x 1.96m)

With a built-in understairs cupboard and a cloaks hanging area. Fifteen pane door to the lounge.

## Lounge

20'5 x 15'2 (6.22m x 4.62m)

A spacious dual aspect reception room with a beamed ceiling, a window to the front and side and an attractive pine carved fireplace with a cast-iron and tiled tiled inset and a coal effect gas fire. Built-in recess to the side of the fireplace cupboard space below. Two central heating radiators and eight power points.

## First Floor Landing

Stairs to the second floor level and a walk-in storage cupboard housing the central heating boiler. Two power points.

## Bedroom 1

12'2 x 13'11 (3.71m x 4.24m)

A generous double bedroom with a window to the side with views of the port and the sea beyond. The bedroom has three built-in double wardrobes offering excellent storage, a central heating radiator and four power points.

## Office

7'8 x 16'1 (2.34m x 4.90m)

An adjoining room with a large window to the front facing the street. Perfect space to be used as an office or walk in wardrobe. Present is a central heating radiator and four power points.

## Bathroom

10'6 x 12'9 (3.20m x 3.89m)

Fitted with a quality white suite which includes a corner shower cubicle with an electric shower, a freestanding roll top bath with a shower attachment, a toilet with a toilet roll holder and a wash hand basin with a vanity unit below and cupboards to the side. Frosted window to the side, a central heating radiator, recessed ceiling spotlights and a heated towel rail.

## Second Floor Level

### Bedroom 2

11'2 x 15'9 (3.40m x 4.80m)

A double bedroom with a window to the side with views of the port, a central heating radiator and a built-in double wardrobe. Four power points.

### En-Suite Shower Room

4'7 x 7' (1.40m x 2.13m)

With a modern white three piece suite, which includes a walk-in shower, a wash hand basin with a vanity unit below and a medicine cabinet above. Low-level toilet, a heated towel rail and a velux window.

### Dressing Room/Office

9'2 x 15'4 (2.79m x 4.67m)

Another good sized room just off the second bedroom which is currently being used as an office and is fitted with a desk with shelving above, recessed ceiling spotlights and a window to the front. Central heating radiator, a television aerial and four power points.





## Garden

There is a small garden at the side and an enclosed garden to the rear. Two useful outhouses attached to the rear of the property offering excellent storage.

## General Information

All fitted floor coverings are included in the sale.

All mains services are connected.

Full gas central heating.

Partial double glazing.

Council tax band C.

Tenure-Freehold.

EPC: Exempt

## 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.











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