



## 4 Coxons Lane

Berwick-upon-Tweed, TD15 1DD

Offers In The Region Of £99,950



Conveniently located in a central position within easy walking distance to shopping in the town centre, walks along the town walls and the railway station, this immaculate ground floor apartment would make an ideal property for a first time buyer, a retired person or as an investment. The apartment has been tastefully decorated and maintained with the benefits of gas central heating, partial double glazing and a shared lawn garden at the rear.

The interior comprises of a spacious living room/dining area, a modern kitchen with an excellent range of units with appliances, a good sized double bedroom and a modern shower room.

Viewing is recommended.



## Entrance Hall

Partially glazed entrance door giving access to the hall, which has a central heating radiator with a heater cover and a cloaks hanging area.

## Living Room/Dining Area

16'4 x 11'2 (4.98m x 3.40m)

A spacious reception room with a double window to the rear with a central heating radiator below with a heater cover.

Freestanding electric fire, five power points and a television point.

## Kitchen

11'5 x 10'3 (3.48m x 3.12m)

Fitted with a superb modern kitchen with an excellent range of wall and floor units with granite effect worktop surfaces with a tiled splash back. Stainless steel sink and drainer below the two windows to the front and a built-in oven and four ring ceramic hob. Plumbing for automatic washing machine and a built-in storage cupboard. Central heating radiator, a wall mounted central heating boiler and seven power points.

## Bedroom

9' x 14'5 (2.74m x 4.39m)

A generous double bedroom with two windows at the front with a central heating radiator below. Six power points.

## Shower Room

6'2 x 6'2 (1.88m x 1.88m)

Fitted with a modern white three piece suite which includes a walk-in shower cubicle with an electric shower, a toilet and a wash hand basin with a vanity unit below. Frosted window to the rear and a central heating radiator.

## Garden

Shared lawn garden at the rear of the property.

## General Information

Partial double glazing.

Full gas central heating.

Tenure - Leasehold. Term expires 06/09/2983.

This property cannot be used as a Holiday Let.

Council Tax Band A

EPC C (72)

All fitted floor coverings are included in the sale.

All mains services are connected.

## 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  
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA: 525 sq.ft. (48.8 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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