



## 3 College Place

Berwick-upon-Tweed, TD15 1DA

Offers In The Region Of £249,950



A fantastic opportunity to purchase this charming stone built townhouse, located in a central position overlooking the historic town walls and within easy walking distance to shops and the railway station. This delightful property boasts character and charm, with many of the original features being retained which include working shutters on the windows, coving and ceiling roses and attractive fireplaces.

The spacious and well proportioned accommodation is set on three floors, which include a lounge with an inglenook fireplace with a multi-fuel stove, a kitchen/breakfast room with an excellent range of beech units with appliances. on the half landing is a bathroom and on the first floor are two generous double bedrooms, the main bedroom has ornate cornice and ceiling rose and an attractive marble fireplace. On the lower level are two further double bedrooms, both served by a Jack and Jill shower room. The house has been well maintained and has full gas central heating.

The standout feature of this property is its stunning view overlooking the historic town walls, you can enjoy the picturesque scenery right from the comfort of your own home. Additionally, being within walking distance to the centre of Berwick, you'll have easy access to all the amenities and attractions this town has to offer.

Whether you're looking for a peaceful retreat or a place to call home in a bustling town, this townhouse on College Place is sure to captivate you. Don't miss out on the opportunity to own a piece of history in this wonderful location.





## Entrance Hall

6'4 x 6' (1.93m x 1.83m)

Entrance door giving access to the hall which has stairs to the first floor and lower level. Central heating radiator.

## Lounge

15'11 x 14'6 (4.85m x 4.42m)

A spacious reception room with sanded floor boards and coving on the ceiling. Inglenook fireplace with a multi-fuel stove sitting on a slate hearth and shelved recess to the side. Central heating radiator, eight power points and a television point.

## Kitchen/Breakfast Room

15'8 x 14'5 (4.78m x 4.39m)

A large kitchen fitted with an excellent range of beech wall and floor units, which includes two glass display wall cabinets, under unit lighting and spacious granite effect worktop surfaces with a tiled splash back, which incorporates a breakfast bar. Integrated dish washing machine and a built-in oven, four ring gas hob with a cooker hood above. One and a half bowl stainless steel sink and drainer with a boiling water tap. Central heating radiator. Built-in under stairs cupboard housing the central heating boiler. Window to the front with working shutters. Ten power points and a telephone point.

## Half Landing

## Bathroom

6'7 x 5'11 (2.01m x 1.80m)

Fitted with a white three piece suite, which includes a bath with a shower attachment and shower screen above. Toilet and a wash hand basin with a mirrored medicine cabinet above. Central heating radiator. Frosted window to the rear.

## First Floor Landing

10'2 x 5'11 (3.10m x 1.80m)

Window to the front with a central heating radiator below. One power point.

## Bedroom 1

15'9 x 14'6 (4.80m x 4.42m)

A large double bedroom with ornate coving and a ceiling rose. Attractive marble fireplace with cast iron inset and a built-in shelved cupboard to the side. Central heating radiator, eight power points and a window to the front with working shutters overlooking the town walls.

## Bedroom 2

16'1 x 14'5 (4.90m x 4.39m)

Another large double bedroom with coving on the ceiling and a window to the front with working shutters. Built-in shelved storage cupboard, a central heating radiator and six power points.

## Lower Hall

5'8 x 4' (1.73m x 1.22m)

Entrance door to the rear.

## Bedroom 3

15'10 x 15'6 (4.83m x 4.72m)

A double bedroom with two windows to the rear and a cupboard housing the gas meters. Built-in recess with clothes hanging space. Understairs cupboard, a central heating radiator, six power points and television point. Door to the Jack and Jill en-suite and recessed ceiling spotlights.

## Jack & Jill Shower Room

6' x 6'4 (1.83m x 1.93m )

Fitted with a three piece suite which includes a wash hand basin, a toilet with a toilet roll holder and a shower cubicle with a Mira electric shower. Recessed ceiling spotlights.

## Bedroom 4

15'10 x 13'6 (4.83m x 4.11m)

Another double bedroom with a built-in cupboard and a recess for hanging clothes. Window to the rear, a central heating radiator and six power points.

## General Information

Full gas central heating.



All fitted floor coverings are included in the sale.

All mains services are included.

Tenure-Freehold.

EPC D (56)

Council Tax Band C

## 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

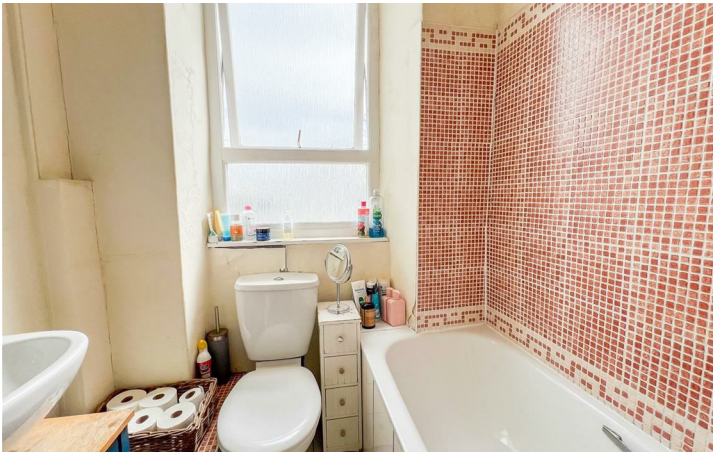
### FIXTURES & FITTINGS

Items described in these particulars are included in the sale, all other items are specifically excluded.

All heating systems and their appliances are untested.

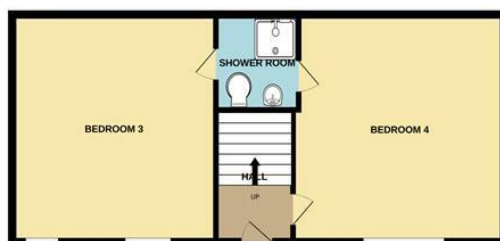
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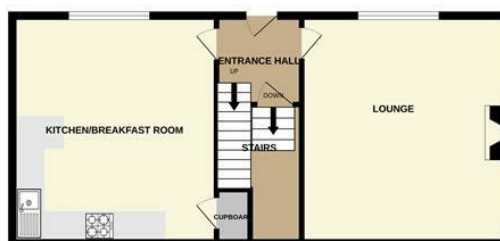




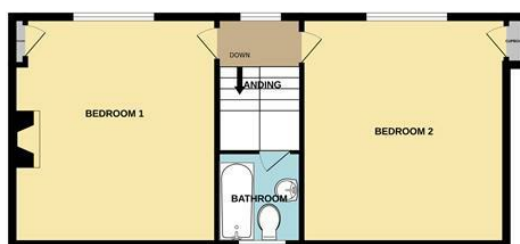
BASEMENT LEVEL  
557 sq.ft. (51.7 sq.m.) approx.



GROUND FLOOR  
555 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR  
557 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 1669 sq.ft. (155.1 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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