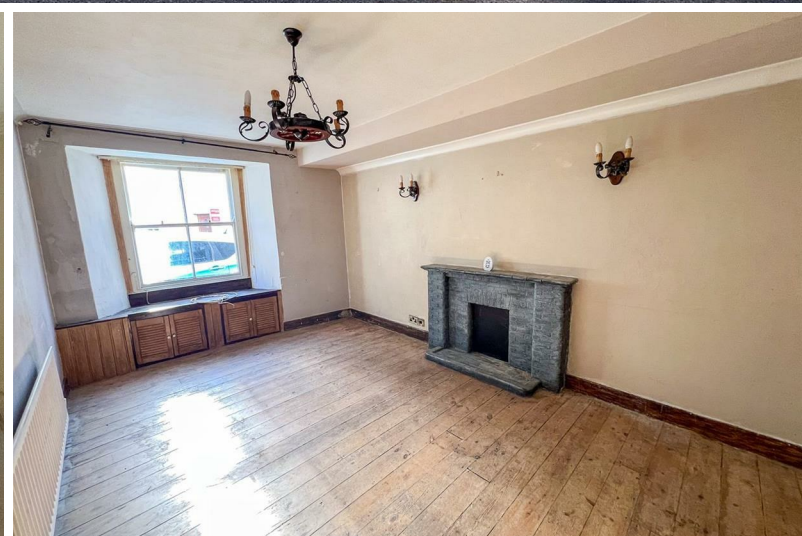




13 Palace Street

Berwick-upon-Tweed, Northumberland, TD15 1HN

£199,950

Public Notice

Address: 13 Palace Street, Berwick upon Tweed, TD15 1HN

We are acting in the sale of the above property and have received an offer of £199,950.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating – E (42)

An excellent opportunity to purchase this spacious four bedroom terraced townhouse, which is located in a sought after residential area close to the centre of Berwick-upon-Tweed. The property is within easy walking distance to shops, restaurants, the railway station and to the historic town walls.

The house is in need of modernisation and upgrading, however, it offers huge potential to create a superb family home, or as an investment property.

The spacious interior comprises of a lounge with an inglenook open coal fireplace, a generous sitting room/dining room with a tiled fireplace and a kitchen with oak units. There is a sun room overlooking the rear yard. On the first floor is a bathroom with a four piece suite and two spacious double bedrooms. There are two further double bedrooms on the second floor. The property has the benefits of full gas central heating. Enclosed yard at the rear of the property offering a space to sit outside for outside dining.

Viewing is recommended.



Vestibule

5'3 x 3'6 (1.60m x 1.07m)

Entrance door to the front giving access to the vestibule, which has a tiled floor and a glazed door to the entrance hall.

Entrance Hall

19' x 3'6 (5.79m x 1.07m)

Stairs to the first floor level with a built-in understairs cupboard, central heating radiator and a glazed door to the rear hall.

Lounge

15'3 x 12' (4.65m x 3.66m)

A good sized reception room with a double window to the front with a cupboard below housing the gas meters. The lounge room has coving on the ceiling, a ceiling rose and an inglenook open coal fireplace. Central heating radiator and six power points.

Dining Room/Sitting Room

16'9 x 9'6 (5.11m x 2.90m)

A multifunctional reception room with a window to the front with cupboard space below housing the electric meters. This room has stripped wooden flooring, a tiled fireplace, two double wall lights, a television point and six power points.

Kitchen

10'9 x 9'7 (3.28m x 2.92m)

Fitted with a range of oak effect wall and floor kitchen units incorporating a double glass display cabinet and granite effect worktop surfaces. Built-in oven, four ring ceramic hob with a cooker hood above. One and a half bowl stainless steel sink and drainer below the window to the side, there is also a double window to the rear. Plumbing for a dish washing and automatic washing machine. Built-in shelved recess, a central heating radiator and six power points.

Rear Hall

3'5 x 7' (1.04m x 2.13m)

With a double window to the rear and glazed door to the rear yard. Doorway to sunroom.

Sun Room

Two double windows to the side, a tiled floor and a built-in storage cupboard.

Half Landing

Built-in storage cupboard housing the central heating boiler.

First Floor Landing

11'5 x 3'1 (3.48m x 0.94m)

Stairs to the second floor level and one power point.

Bathroom

9'6 x 8'7 (2.90m x 2.62m)

Fitted with a white four piece suite which includes a cast iron bath, a toilet, a wash hand basin with a vanity unit below and a double medicine

cabinet and a shaver light and socket above. Built-in shower cubicle with shower curtain and electric shower. Airing cupboard housing the hot water tank and a central heating radiator.

Bedroom 1

15'8 x 11'2 (4.78m x 3.40m)

A double bedroom with a window to the front and two built-in double wardrobes. Central heating radiator.

Bedroom 2

16' x 13'8 (4.88m x 4.17m)

Another double bedroom with a window to the front with a window seat below, central heating radiator.

Second Floor Landing

9'1 x 3' (2.77m x 0.91m)

Access to the loft.

Bedroom 3

12'3 x 12'7 (3.73m x 3.84m)

A double bedroom with a built-in storage cupboard, a central heating radiator and a window to the front with shelving below.

Bedroom 4

12'2 x 15'10 (3.71m x 4.83m)

A double bedroom with a window to the front and a central heating radiator.

Yard

Enclosed yard at the rear of the property offering an area to sit out and have outside dining,

General Information

Full gas central heating.

All mains services are connected.

All fitted floor coverings are included in the sale.

Council tax band C.

Tenure-Freehold.

Energy Rating E (42)

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 4.30 pm

Saturday 9.00 am - 12.00 pm

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.

VIEWING

Strictly by appointment with the selling agent.



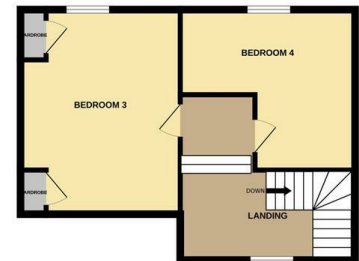
GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR
607 sq.ft. (56.4 sq.m.) approx.



2ND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1755 sq.ft. (163.1 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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