



R11

East Ord, Berwick-upon-Tweed, TD15 2NS

Offers Over £97,500

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****REDUCED - NOW £99,950****

Located in the sought after Ord House Country Park, with superb facilities including a restaurant and bar, this spacious residential park home is set in a quiet cul-de-sac.

The Park Home has a well maintained interior which comprises of a spacious open plan lounge/dining area, a cream shaker kitchen with appliances, a shower room and two bedrooms both with fitted wardrobes.

There is a veranda offering an ideal area to outside dine and enjoy the surrounding area and a small garden surrounding. Parking on a driveway.

The lodge benefits from full double glazing and gas central heating.

Viewing is recommended.



Entrance Hall

Partly glazed entrance door giving access to the hall, which has a built-in cloaks cupboard, a central heating radiator and one power point.

Lounge

20'4 x 10'7 (6.20m x 3.23m)

A good sized reception room with a triple window to the side and a bay window to the front. Central heating radiator, two television points and five power points. Two wall lights with matching ceiling lights.

Dining Area

6'9 x 8'6 (2.06m x 2.59m)

Ample space for a table and chairs, the dining area has a bay window to the front and a double window to the side. Central heating radiator, a door to the kitchen and two power points.

Kitchen

13'8 x 8'3 (4.17m x 2.51m)

Fitted with an excellent range of cream shaker wall and floor kitchen units with granite effect worktop surfaces. Stainless steel sink and drainer below the window to the side and a glazed entrance door. Built-in pantry cupboard, a freestanding gas cooker and plumbing for an automatic washing machine and space for a fridge. Cupboard housing the central heating boiler and seven power points.

Shower Room

5'4 x 7'4 (1.63m x 2.24m)

Fitted with a white three-piece suite which includes a toilet, a wash hand basin with a vanity unit below and a medicine cabinet above and a corner shower cubicle. Frosted window to the side and a heated towel rail.

Bedroom 1

12' x 9'3 (3.66m x 2.82m)

A double bedroom with a window to the side and rear and two sets of built-in wardrobes with dressing tables between and cupboard space above. Four power points.

Bedroom 2

7' x 9' (2.13m x 2.74m)

A good sized bedroom with a double window to the rear with a central heating radiator below and two built-in single wardrobes with a dressing table between and cupboard space above. Two power points.

General Information

Full gas central heating.

Full double glazing.

All mains services are connected.

Council tax band A.

All fitted floor coverings and furniture are included in the sale.

Agency Detail

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

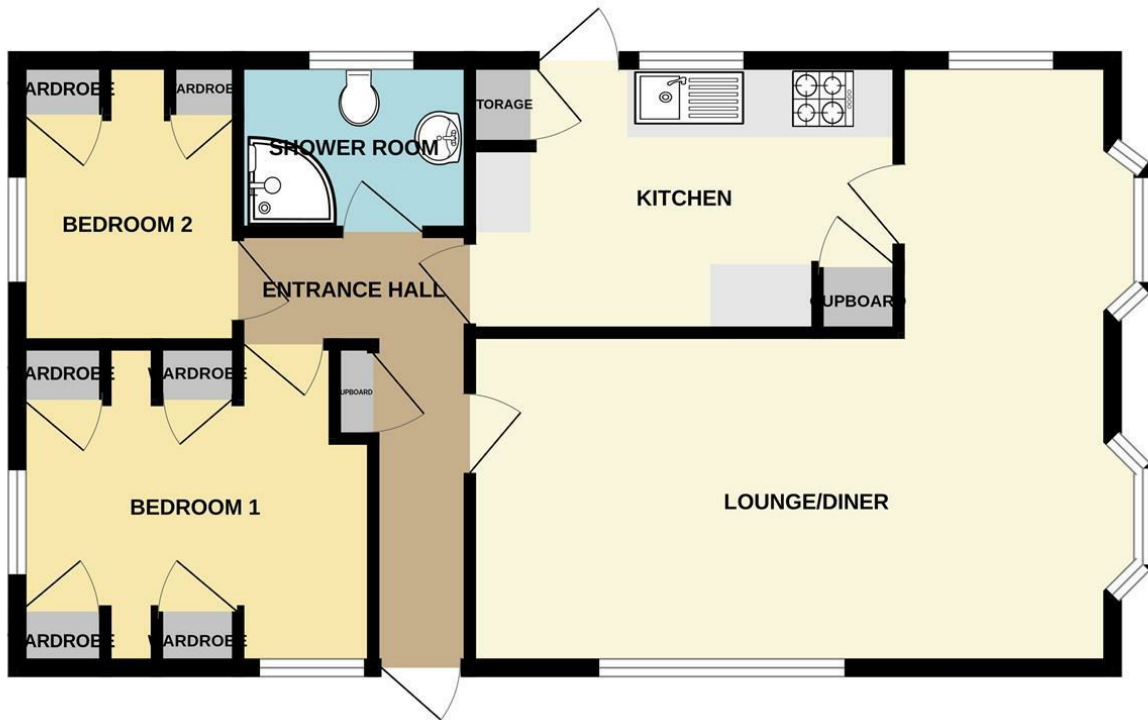
Items described in these particulars are included in the sale, all other items are specifically excluded.

All heating systems and their appliances are untested.

This brochure including photography was prepared in accordance with the sellers' instructions.



GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA : 673 sq.ft. (62.5 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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