



## 2 Osborne Road

Tweedmouth, Berwick-upon-Tweed, TD15 2HS

**Offers In The Region Of £152,000**

Ref: 156

We are pleased to offer for sale this immaculate two bedroom end terraced house, which is conveniently located within easy walking distance to the centre of Berwick-upon-Tweed. The property offers accommodation that is ready to walk into, which has the benefits of full double glazing, gas central heating and tasteful decoration throughout.

The interior comprises of a generous living room with an attractive inglenook fireplace with a multi-fuel stove, a breakfasting kitchen with cream cottage styled units and a sun room overlooking the gardens. There is a modern bathroom on the ground floor and two double bedrooms on the first floor.

Superb walled garden to the rear of the house which has lawns, sitting areas and garden sheds.

Viewing is recommended.



### **Entrance Hall**

5'9' x 4'5' (1.75m x 1.35m)

Partially glazed entrance door to the hall which has a cloaks hanging area and electric meters. Door to the living room.

### **Living Room**

17'8' x 18'9' (5.38m x 5.72m)

A good sized reception room with a bay window to the front and an attractive brick built inglenook fireplace, with an oak mantelpiece and a multi-fuel stove sitting on a slate hearth. Built-in understairs cupboard, two central heating radiators, ten power points and a television point.

### **Kitchen/Breakfast Room**

10'9' x 11'8' (3.28m x 3.56m)

Fitted with a range of cream cottage styled base units, with beech worktop surfaces with a tiled splash back. Ceramic white sink below the window to the side and a window to the rear. Built-in shelved storage cupboard housing the central heating boiler. Kenwood five ring gas range with a cooker hood above, space for an upright fridge freezer, a central heating radiator and twelve power points. Inset ceiling spotlights and a television point.

### **Sun Room**

7'4' x 6'9' (2.24m x 2.06m)

Glazed on three sides taking advantage of the garden to the rear, plumbing for an automatic washing machine and two power points. Glazed entrance door to the side.

### **Internal Hall**

9' x 4' (2.74m x 1.22m)

With stairs to the first floor landing and a door to the bathroom.

### **Bathroom**

7'7' x 5'3' (2.31m x 1.60m)

Fitted with a white modern three piece suite which includes a bath with a shower attachment and screen above, a wash hand basin with vanity unit below and a frosted window above. Toilet with a toilet roll holder, central heating radiator and an extractor fan.

### **First Floor Landing**

8'9' x 5'8' (2.67m x 1.73m)

With a built-in shelved double cupboard, a central heating radiator and two power points.

### **Bedroom 1**

10'10' x 10'4' (3.30m x 3.15m)

A double bedroom with a double window to the front with a central heating radiator below. Six power points and a television point.

### **Bedroom 2**

15'2' x 7'2' (4.62m x 2.18m)

Another double bedroom with a window to the front and rear and a built-in double wardrobe. Central heating radiator, six power points, a television aerial and access to the loft.

### **Gardens**

Superb fully enclosed walled garden to the rear of the property, which comprises of sitting areas overlooking lawns. Garden shed and outhouse.

### **General information**

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Freehold.

Council Tax Band A

Energy Rating D (63)

### **Agency Details**

#### **OFFICE OPENING HOURS**

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

#### **FIXTURES & FITTINGS**

Items described in these particulars are not all included in the sale. All heating systems and their appliances are untested.

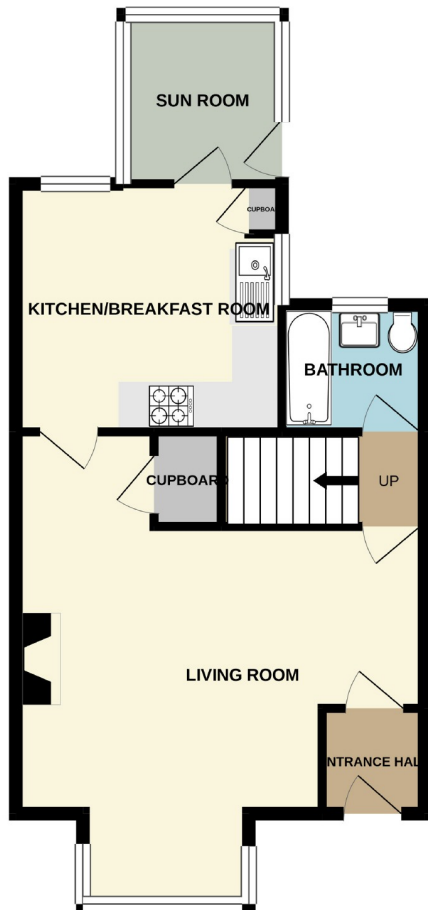
This brochure including photography was prepared in accordance with the sellers instructions.

#### **VIEWING**

Strictly by appointment with the selling agent. Viewing guidelines due to Coronavirus (Covid-19) to be adhered to.



GROUND FLOOR  
524 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR  
293 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 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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