



## 20 Foul Ford

Berwick Upon Tweed, TD15 1HQ

**Offers Over £69,950**

Ref:

Conveniently located in the centre of Berwick-upon-Tweed within easy walking distance to all facilities, this one bedroom ground floor flat would make an ideal property for a retired person, a first time buyer, or as a holiday home.

The property has an open plan kitchen/living room, with a range of beech units with appliances, a double bedroom and a shower room. The property has the benefits of full gas central heating.

Viewing is recommended.



**Entrance Hall**

6'5 x 3'9 (1.96m x 1.14m)

Entrance door to the hall which has a central heating radiator and doors to the shower room and kitchen.

**Shower Room**

8'6 x 4'7 (2.59m x 1.40m)

Fitted with a white three piece suite, which includes a shower cubicle with an electric shower, a wash hand basin below the frosted window to the side and a toilet. Central heating radiator.

**Kitchen/Living Room**

21'2 x 13'3 (6.45m x 4.04m)

An open plan kitchen/ living room, with a range of beech wall and floor units with marble effect worktop surfaces. Two circular stainless steel sinks and plumbing for an automatic washing machine. Built-in oven and an induction electric hob. Wall mounted Baxi central heating boiler. Two windows to the rear and a central heating radiator. Telephone point and ten power points.

**Bedroom**

14'11 x 6'10 (4.55m x 2.08m)

A double bedroom with five windows to the rear. Central heating radiator. Two power points.

**General Information**

Full gas central heating.

All fitted floor coverings included in sale.

All mains services are connected.

Council Tax Band A.

**Agency Information**

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 13.00

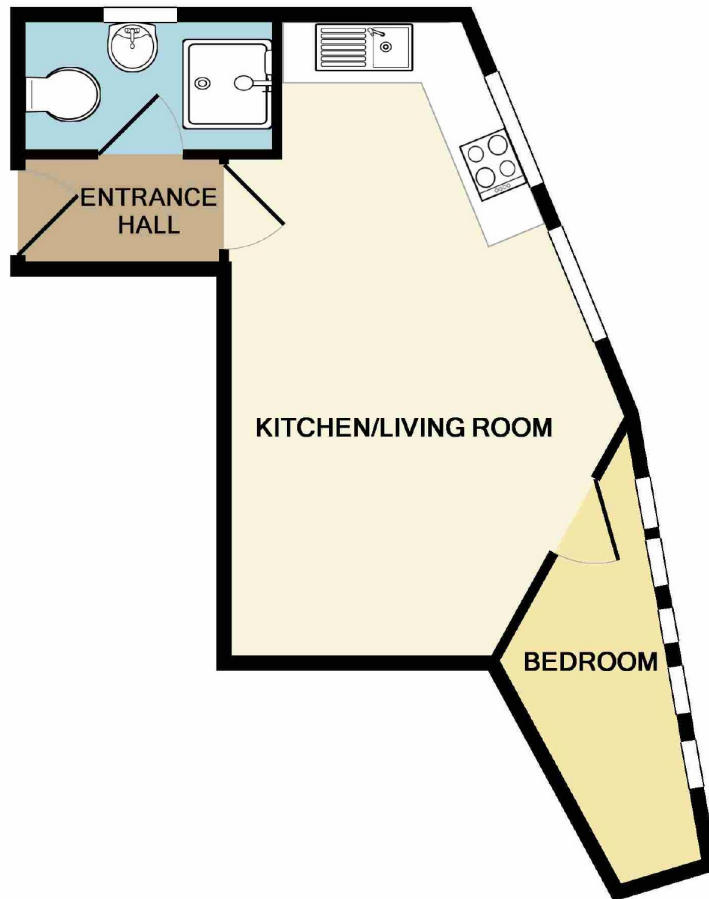
**FIXTURES & FITTINGS**

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.



TOTAL APPROX. FLOOR AREA 340 SQ.FT. (31.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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