



59 Ladeside

Offers Over £140,000

Reston, TD14 5JW



A Well Proportioned End Terrace Home Bordering Open Parkland. An Excellent Family Or Starter Home With Recently Upgraded Heating And The Additional Of Solar Panels

Entrance Hall, Lounge With Dining Area, Breakfasting Kitchen, Cloakroom, Three Bedrooms And Bathroom. Large Floored Attic



Quietly set into a private corner of this established cul de sac, 59 Ladeside is a well-proportioned end terraced three bedroom home. Bordering onto open parkland and with a pleasant woodland view, this property presents a great opportunity for young families, first time buyer or those downsizing. Benefitting from recent upgrades including a modern electric heating system and the additional of solar panels, the property is now ready for a new owner to add their own stamp with plenty of opportunities for cosmetic upgrades, not to mention space to the side or rear for further extension if desired.

LOCATION

The village of Reston is a small and peaceful community with a population of approximately 500, with amenities including a primary school, village hall, play park and local shop, which also provides Post Office services. The Eye Water runs along the eastern boundary of the village while the main East Coast Railway Line travels along the western edge with a station offering regular connections in the village itself. The main A1 trunk road also offers easy road connections both north and south. The famed Berwickshire coastline is four miles distance and boasts bracing walks over rugged cliff tops, magnificent beaches not to mention the famous marine and coastal reserve at St Abb's Head.

HIGHLIGHTS

- End of terrace position
- Recently installed solar panels
- New electric heating system
- Open parkland to the side
- Easy opportunities for cosmetic upgrades

ACCOMMODATION SUMMARY

Entrance Hall, Lounge with Dining Area, Breakfasting Kitchen, Cloakroom, Three Bedrooms and Bathroom. Large Floored Attic

ACCOMMODATION

Extending the full depth of the property, the lounge with dining area offers great proportions and windows at both ends ensuring good natural light and outlooks over the gardens. Linking from the dining area is the kitchen which also offers ample room for every day dining. Currently fitted with a range of wall and base units, the kitchen connects directly to the rear garden and the large window overlooks the cul de sac beyond. Excellent storage is provided off the hallway and there is also a useful cloakroom with WC and wash hand basin.

All three bedrooms are particularly bright and airy rooms with useful built in storage and elevated outlooks. They are served by the family bathroom which is currently fitted with a bath and shower over. A hatch from the landing gives access to the large, fully floored attic which has been used as storage.

EXTERNAL

The gardens to the front incorporate an area of lawn, flower beds as well as a decked dining terrace. Hedging around the boundary ensures good privacy. A timber shed provides useful external storage and there is currently a dog kennel and run located within the side garden. A gate from this area gives direct access to the park beyond. To the rear is a neat area of lawn with planted beds and borders – fenced boundary and gate to/from the cul de sac and residents parking that lies beyond.

SERVICES

Mains water, electricity and drainage. Double glazing. Electric heating. Solar panels

COUNCIL TAX

Band B

ENERGY EFFICIENCY

Rating C

TENURE

Freehold

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRIC & MARKETING POLICY

Offers over £140,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.