

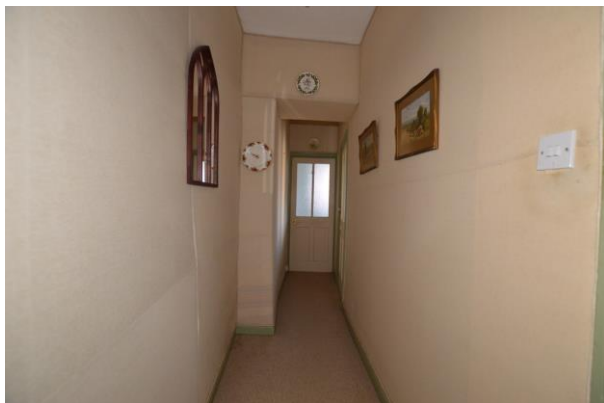
tyne & tweed

estate agents



- Grade 2 Listed Town House
- 2 Reception Rooms
- 2 Bedrooms
- Kitchen
- Bathroom
- Electric Heating
- Partial Double Glazing
- Walled Rear Garden
- Town Centre Location
- Council Tax Band - C

**18 The Parade,
Berwick-Upon-Tweed, TD15 1DF
Guide Price £225,000**





18 The Parade is a 2/3 Bedroom Grade II listed Georgian town house that occupies a delightful position within the town centre overlooking St Andrew's Church and Berwick Parish Church. This ideal family home offers flexible living accommodation set over three floors. The property would benefit from some modernisation but offers an opportunity to reside within a delightful part of town that sits within close proximity of the Elizabethan Walls, Town Centre and 18 hole Golf Course. Externally there is a courtyard garden at the rear.

FRONT DOOR INTO ENTRANCE HALL:

Ceiling lighting. Sash and Case window to the front. Staircase to first floor; glazed door into lounge:

LOUNGE 14' 7" x 13' 6" (4.45m x 4.12m)

A pleasant room with sash and case window to the front providing delightful views towards Berwick Parish Church and St Andrews Church. Ceiling lighting. Feature fireplace housing a living flame gas fire. Electric heater. Fitted carpet. Glazed door to inner hallway:

INNER HALLWAY GIVES ACCESS TO BATHROOM, STORAGE ROOM AND STAIRCASE TO BASEMENT.

BATHROOM

Avocado suite comprising of panelled bath with shower over, wash hand basing and WC. Ceiling lighting. Double glazed window to the rear. Electric heater, cork tiled floor. Storage cupboard housing hot water cylinder.

STAIRS DOWN TO BASEMENT.

PUBLIC ROOM 2 15' 9" x 14' 1" (4.80m x 4.30m)

This room could be used as a second lounge or as a dining room. Ceiling lighting. Double glazed window to the rear. Electric heater. Brick fireplace housing Multi fuel stove. Under stair-cupboard. Ceramic tiled floor. Door to kitchen:

KITCHEN 12' 10" x 7' 1" (3.90m x 2.16m)

Galley style Kitchen with range of fitted 'Shaker style' units with melamine worktops and tiled splashback. Composite sink and drainer. Plumbed for washing machine. Two double glazed windows to the side. Ceramic tiled floor. External door to rear courtyard.

1ST FLOOR LANDING

Ceiling lighting. Electric heater. Fitted carpet. Access to loft space.

BEDROOM 1 13' 7" x 12' 9" (4.15m x 3.89m)

Double bedroom with sash and case windows to the front. Three fitted double wardrobes. Dressing room with sash and case window to the front. Fitted carpet.

BEDROOM 2 12' 8" x 6' 11" (3.87m x 2.11m)

Single bedroom with double glazed window to the rear. Ceiling lighting. Electric heater. Fitted carpet.

EXTERNAL DETAILS

There is a courtyard and garden at the rear which is accessed via the kitchen. The courtyard is laid to patio with planted border. There are double timber gates giving access to the shared lane at the

FIXTURES AND FITTINGS:

All fixtures and fittings mentioned in these particulars are included in the sale. Any appliances mentioned are however untested.

SERVICES: All Mains Services-Gas Central Heating.

TENURE: Freehold

GUIDE PRICE £225,000

COUNCIL TAX BAND: C

ENERGY PERFORMANCE CERTIFICATE: NO EPC (EXEMPT – PROPERTY IS GRADE II LISTED)

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<u>OFFICE HOURS:</u> Monday – Friday	9.00am - 5.00pm
Saturday	9.00am - 2.00pm



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 - a) That he has relied solely upon his own judgement; and**

 - b) (To the extent that he has not personally verified the information in these particulars) he has noted and accepted the qualification and disclaimer set out in (ii) above; and**

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