

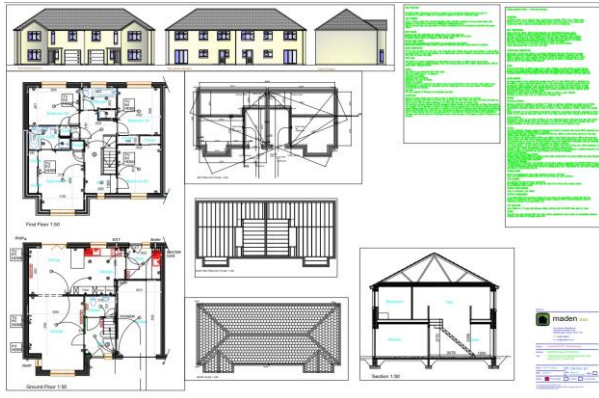
tyne & tweed

estate agents



- Semi-detached House
- Lounge
- Dining Kitchen & Utility Room
- 4 Bedrooms (1 En-Suite)
- Bathroom
- Low Energy rated windows
- 2kw of Solar PV as Standard
- Off road parking
- Gardens to the front and Rear
- EPC Band A

**Plot 10 Cornhill Road,
Berwick-Upon-Tweed, TD15 2GT
From £299,000**



Plot 10 presents a opportunity to acquire a large 4 bedroom semi-detached family home on a generous plot with spacious gardens to the front and rear, integral garage and off road parking.

This brand new detached family home is A rated for energy efficiency and offers spacious living accommodation set over two floors. This new development by Maden Eco has proven to be very popular offering a mixture of two, three and four bedroom properties, many of which are already occupied. Cornhill Road is conveniently situated providing easy access to local schooling, recreational and retail facilities.

Please note all photographs are for indicative purposes only

FRONT DOOR INTO HALLWAY:

Recessed down lighting. Staircase to 1st floor.

LOUNGE: 14' 9" x 12' 10" (4.50m x 3.90m)

Lounge with ceiling lighting. Double glazed window to the front and side. Radiator. Fitted carpet. Doors through to the dining kitchen:

DINING KITCHEN: 11' 6" x 21' 8" (3.50m x 6.60m)

Large dining kitchen with choice of kitchens and fittings. Recessed down lighting. Integrated Oven, Hob and extractor. Double glazed window to the rear. Patio doors to the rear. Radiator. Karndean flooring. Door to utility:

UTILITY ROOM: 7' 7" x 7' 10" (2.3m x 2.4m)

Handy utility room with fitted units, ceramic sink with mixer tap and tiled splashback. Double glazed window to the rear. Plumbed for washing machine. Recessed down lighting. Karndean flooring. Double glazed door to the rear providing access to rear garden. Door to integral garage.

INTERGRAL GARAGE: 18' 1" x 9' 10" (5.50m x 3.00m)

Integral garage with power and lighting. Up and over door to the front.

GROUND FLOOR WC:

Recessed down lighting. WC and wash hand basin. Large Understair cupboard. Radiator. Karndean flooring.

UPPER LANDING:

Centre light. Double glazed window to the front. Radiator. Cupboard housing pressurised heating system. Fitted carpet.

BEDROOM 1 (MASTER): 14' 9" x 10' 2" (4.50m x 3.10m)

Double bedroom with double glazed window to the front. Centre light. Radiator. Two sets of built in double wardrobes with mirrored doors. Door to En-suite bathroom.

EN-SUITE:

En-suite bathroom comprising of large shower enclosure with rainfall shower head, WC and wash hand basin. Recessed down lighting. Xpelair. Panelled bath. Chrome towel radiator. Karndean flooring.

BEDROOM 2: 11' 10" x 9' 10" (3.60m x 3.00m)

Double bedroom with double glazed window to the front. Centre light. Built in wardrobe with mirrored doors. Radiator. Fitted carpet.

BEDROOM 3: 11' 10" x 9' 10" (3.60m x 3.00m)

Double bedroom with double glazed window to the rear. Centre light. Fitted wardrobe with mirrored doors. Radiator. Fitted carpet.

BEDROOM 4: 9' 2" x 11' 10" (2.80m x 3.60m)

Double bedroom with double glazed window to the rear. Centre light. Radiator. Fitted carpet.

BATHROOM:

Recessed down lighting. White suite comprising of panelled bath, WC, and wash hand basin. Large shower enclosure with rainfall shower head. Xpelair. Double glazed window to the rear. Chrome towel radiator. Karndean flooring.

EXTERNAL DETAILS:

Externally there are gardens to the front and rear which are laid to lawn. There is a block paved driveway and garage at the front. The driveway provides parking for two vehicles.

AGENTS NOTE:

* There are a number of upgrades which are available. Kitchen upgrade: Bathroom upgrade: Flooring upgrade: Tiling upgrade: Oak internal doors upgrade: Option to add a further 2 kw of solar pv.

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

FROM £299,000

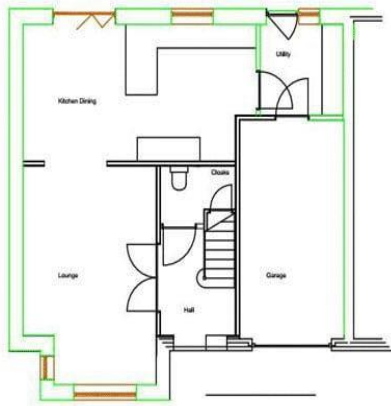
COUNCIL TAX BAND: TBC

ENERGY PERFORMANCE CERTIFICATE: A

A PROPERTY TO SELL?

IF YOU ARE THINKING OF MOVING HOUSE IN THE AREA OR ARE CURRENTLY ON THE MARKET WITH ANOTHER AGENT AND ARE NOT RECEIVING THE RESULTS YOU WISH, WE WOULD BE HAPPY TO CARRY OUT A FREE VALUATION AND ADVISE ON MARKETING WITHOUT OBLIGATION. PLEASE GIVE US A CALL ON 01289 331555.

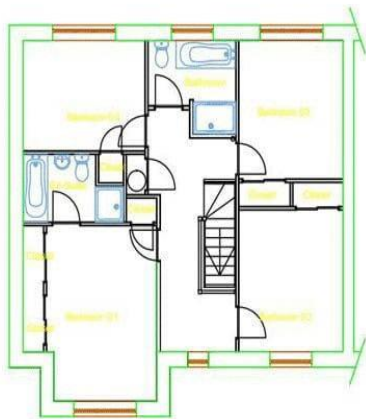
OFFICE HOURS: Monday – Friday 9.00am - 5.00pm
Saturday 9.00am - 2.00pm



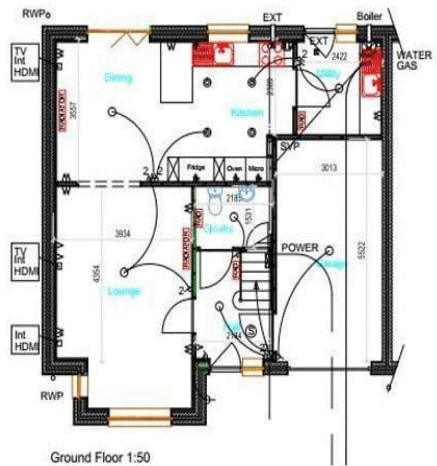
Ground floor area 75m² or 807 sq ft less 16.5m² for garage
133.5m² Total living GIFA



First Floor 1:50



Upstairs floor area 75m² or 807 sq ft.



Ground Floor 1:50

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Further, such statements are accurate only to the best of the present information and belief of the Vendor.

We have not been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures or appliances which pass through, in, on, over, under or attach to the property (whether or not referred to in these particulars).

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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**

 - c) That in entering into any contract pursuant to any such offer, he/she shall have relied solely upon his own inspection and enquiries and the terms of such contract.**