



16 Tweedsyde Park

Hakuma, 16 Tweedsyde Park

Kelso, TD5 7RF

Offers Over £275,000





Perfectly Proportioned, Hakuma is located within a sought after cul de sac which is within an easy walk of the Town Centre. The property offers bright accommodation all on level with private garden and detached garage with driveway.



Situated within a peaceful and highly regarded estate, 16 Tweedsyde Park offers buyers the opportunity to acquire a well-proportioned two-bedroom bungalow, with Kelso's amenities within walking distance. Although in need of some modernisation, the interior of the home has been well-maintained by the current owners and is available with no upper chain. The bungalow's layout provides a great balance throughout, while the enclosed rear garden offers security and privacy. Additionally, the property benefits from the convenience of off-road parking and a garage.

HIGHLIGHTS

- Located in a well regarded residential estate
- Amenities close to hand
- A well proportioned detached bungalow
- Ideal downsize/mobility home
- Private rear garden and garage
- Scope for cosmetic upgrades

ACCOMMODATION SUMMARY

Entrance Vestibule, Hallway, Living Room, Dining Room, Sun Room, Kitchen, Utility Room, Two Double Bedrooms, Juliet WC, Bathroom, Garage, Gardens Front & Rear, Driveway With Off Road Parking.

ACCOMMODATION

The entrance porch provides a functional area and space to hide the clutter of shoes, entering into the hall, you are welcomed by a bright and spacious area, featuring built-in storage and an opaque glazed partition that enhances the light and sense of space. The living room itself is a great social area, highlighted by a central fireplace that serves as a focal point. Large front windows fill both the living and dining rooms with natural light, with additional glazed doors providing further partitioning.

The open flow between rooms makes this home ideal for family entertainment, seamlessly connecting the kitchen, dining, and living areas. The kitchen offers ample practical space for cooking, complemented by a convenient utility room at the rear. Adjacent to the dining room, a sunroom addition provides a peaceful space to

enjoy the garden and unwind.

Two double bedrooms with built-in wardrobes offer plenty of space for rest, with one bedroom benefiting from a Juliet-style shower room. This thoughtfully laid-out bungalow presents a wonderful opportunity for someone to modernize and create a functional and well-appointed home.

EXTERNAL

A well-stocked border with a luscious green lawn creates lovely curb appeal at the front, complemented by pops of colour from the blooming mixed plants. To the front and side; off-road parking for several vehicles and a garage add convenience. To the rear, a combination of patio and lawned areas creates excellent zones for entertainment, while the enclosed fence provides added security and privacy. A garden room offers a retreat with the potential to become a great studio or home office for someone seeking additional space.

SERVICES

All mains Services, Gas Central Heating.

COUNCIL TAX

Band E

ENERGY EFFICIENCY

Rating D

DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is [///rankings.youth.increases](#)

TENURE

Freehold

VIEWING

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.

MARKETING POLICY

Offers Over £275,000 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.

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.



