2 Well Close Square

Berwick upon Tweed, Northumberland, TD15 1LL

Offers In The Region Of £240,000

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An excellent opportunity to purchase this attractive end-terraced stone built townhouse, which is conveniently located within easy walking distance to the centre of Berwick-upon-Tweed. The property has pleasant open views of the surrounding areas and the historic town walls.

The present owner has recently upgraded the house to a high standard, who has ensured that the character and charm has been retained. The interior comprises of an entrance hall with a cloakroom, a spacious lounge with ample room for furniture and room for entertaining, a large kitchen/breakfast room with a range of traditional units and a breakfasting area with fitted bench seating, access to the yard for the kitchen. On the first floor is a contemporary bathroom, fitted with a quality white five-piece suite, featuring a freestanding bath, two generous double bedrooms and a study/workroom.

The house has the benefits of full double glazing and gas central heating.

Enclosed yard at the rear of the house, which is an ideal area for outside dining, it contains a garden shed and a bike storage area.

Viewing is highly recommended.

Entrance Hall
6'3" x 3'1" (1.93 x 0.94)
Entrance door to the front of the property giving access to the hall, which has stairs to the first-floor landing. Access to the lounge, cloakroom and kitchen.

Lounge
16'2" x 12'5" (4.95 x 3.81)
A spacious reception room with a window to the front with views of the historic wall and the surrounding area. Central heating radiator, a television point and six power points.

Kitchen/Breakfast Room
6.27x4.88 (1.83m.8.23mx1.22m.26.82m)
Fitted with a superb range of traditional wall and floor kitchen units with spacious worktop surfaces. Rangemaster gas cooker range with a cooker hood above, a Belfast sink below one of the two windows to the side of the property. The breakfasting area is fitted with bench seating with views to the side of the house. Partially glazed entrance door to the yard, a central heating radiator, a telephone point and seven power points.

Cloakroom
2'5" x 7'1" (0.74 x 2.16)
Access to the loft, a central heating radiator, a window to the front and one power point.

First Floor Landing
9'8" x 0'9" (2.95 x 0.25)
Access to the loft, a central heating radiator, a window to the front and one power point.

Bedroom 1
14'7" x 11'6" (4.47 x 3.53)
A large double bedroom with coving and two wall lights over the bed position. Window to the front with pleasant open views. Central heating radiator, a telephone point, a television point and five power points.

Bedroom 2
9'4" x 8'5" (2.87 x 2.59)
Another generous double bedroom with a window to the side, a central heating radiator and four power points.

Study
11'1" x 6'5" (3.40 x 1.98)
A multifunctional room which could be used as for a number of purposes, including an office or a workroom. Central heating radiator and two power points.

Bathroom
10'5" x 6'2" (3.20 x 1.88)
Fitted with a quality white four-piece suite, which includes a freestanding bath, a corner shower cubicle, a toilet and his and hers wash hand basins with a vanity unit, below the frosted window to the side of the house. Heated towel rail.

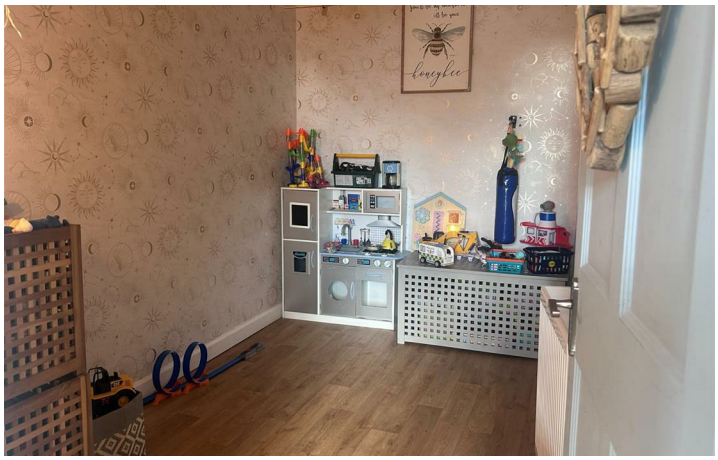
Outside
Enclosed yard to the side of the property which contains a timber garden shed and a bike storage area.

General Information
Full double glazing.
Full gas central heating.
Tenure - Freehold.
All fitted floor coverings are included in the sale.
All mains' services are connected.
Council Tax Band: C
EPC: D (66)
There are no annual charges associated with this property.
The property boasts a right of access over the rear garden for the bins.
Property benefits from resident parking.

Agency Details
OFFICE OPENING HOURS
Monday - Friday 9.00 - 17.00
Saturday 9.00 - 12.00

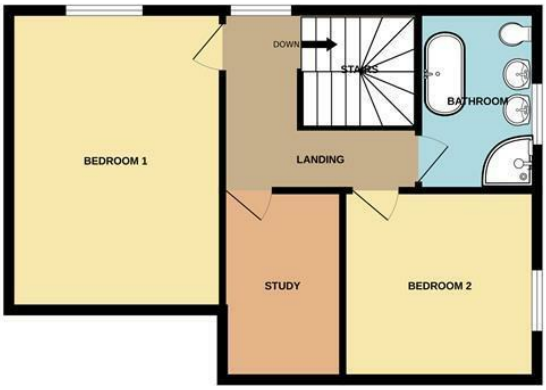
FIXTURES & FITTINGS
Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems and their appliances are untested.
This brochure including photography was prepared in accordance with the sellers instructions.

VIEWING
Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.



GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.

1ST FLOOR
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 1061 sq.ft. (98.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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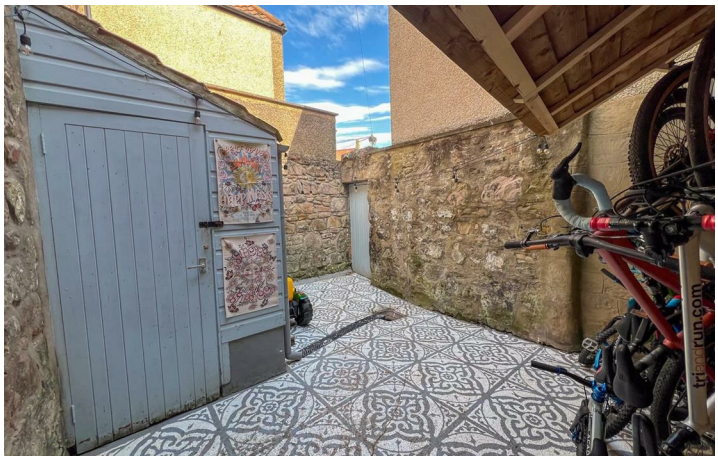

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