87 Main Street

Tweedmouth, Berwick-upon-Tweed, TD15 2AW

Offers In The Region Of £84,500

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This well proportioned two bedroom ground floor apartment is conveniently located within easy walking distance to shopping and local facilities and has the benefits of double glazing and gas central heating. The interior comprises of a bright and spacious living room, a breakfasting kitchen with an excellent range of grey units with appliances, two good sized bedrooms and a bathroom. The flat would make an ideal home for a first time buyer, or as an investment property.
Viewing is recommended.

Kitchen/ Breakfast Room

14'6 x 8'5 (4.42m x 2.57m)

Entrance door to the front giving access to the kitchen, which has a range of grey wall and floor kitchen units with granite effect worktop surfaces with a tiled splash back. Built-in storage cupboard and a stainless steel sink and drainer. Built-in oven, four ring electric hob with a cooker hood above. Window to the front, a central heating radiator and plumbing for an automatic washing machine. Five power points.

Living Room

14'8 x 12'2 (4.47m x 3.71m)

A good sized reception room with two windows to the front with cupboards below housing the electric meters. Central heating radiator, four power points and a television aerial.

Internal Hall

3'7 x 11'3 (1.09m x 3.43m)

With a built-in storage cupboard, a wall light, two power points and a central heating radiator. Telephone point.

Bathroom

3'4 x 14' (1.02m x 4.27m)

Fitted with a white three-piece suite which includes a bath with a shower attachment rail and curtain above. Wash hand basin with a mirror above and a medicine cabinet to the side. Toilet with a toilet roll holder and a central heating radiator. Extractor fan and a skylight.

Bedroom 1

14'6 x 6'1 (4.42m x 1.85m)

A generous double bedroom with a window to the front and a built-in wardrobe housing the central heating boiler. Central heating radiator, a telephone point and three power points.

Bedroom 2

10'9 x 9'6 (3.28m x 2.90m)

A single bedroom with a window to the front and a central heating radiator. Four power points.

General Information

Full double glazing.
Full gas central heating.
All mains services are connected.
Tenure - Leasehold 995 year lease term with 980 years remaining
Council Tax Band A
EPC D (66)

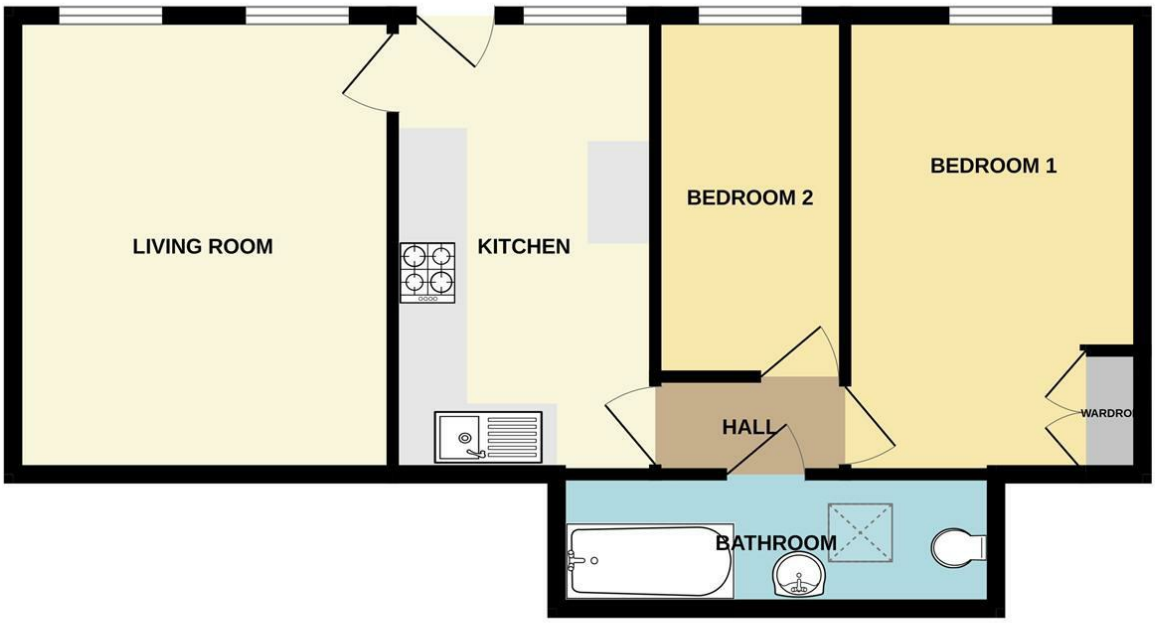
Agency Information

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

FIXTURES & FITTINGS
Items described in these particulars are not all included in the sale. 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. Viewing guidelines due to Coronavirus (Covid-19) to be adhered to.

GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 591 sq.ft. (54.9 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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