



2 Percy Terrace

Berwick-upon-Tweed, Northumberland, TD15 1LD

£975 PCM

Conveniently located within easy walking distance to the centre of Berwick-upon-Tweed and the railway station, this beautifully presented three bedroom townhouse would make an ideal family or retirement home, which has the benefits of double glazing and gas central heating.

The property is entered through a vestibule with an attractive tiled floor and a door to the entrance hall with half wooden panelled walls, stairs to the first floor landing and a door to the lounge/dining area. Superb dual aspect lounge/dining area with a bay window to the front, sanded wooden flooring and an inglenook fireplace with a log burning stove. Ample space for a table and chairs in the dining area which gives access to the well appointed kitchen with underfloor heating and an excellent range of cream shaker units. On the first floor is a bathroom with a modern white four piece suite and three good sized bedrooms, two are double.

Small garden at the front of the house and an enclosed rear garden with a lawn.

Viewing is highly recommended

Rent £975

Deposit £1125

EPC D (65)

Council Tax Band C



Vestibule

4'8 x 3'6 (1.42m x 1.07m)

Entrance door to the front of the property with a leaded glass window above and giving access to the vestibule, which has an attractive tiled floor and a glazed door to the entrance hall.

Entrance Hall

12'7 x 3'6 (3.84m x 1.07m)

The entrance hall has half panelled wooded walls, a cloaks hanging area and a central heating radiator. One power point and stairs to the first floor landing. Glazed door to the lounge/dining area.

Lounge/Dining Area

29'3 x 12'2 (8.92m x 3.71m)

A stunning dual aspect open plan reception room with a bay window to the front, a window to the rear and stripped wooden flooring. Inglenook fireplace with a log burning stove and an arched alcove to the side. Television point, two central heating radiators and eight power points.

Kitchen

11' x 9'4 (3.35m x 2.84m)

Fitted with a superb range of cream shaker wall and floor kitchen units with under unit lighting and wood effect worktop surfaces with a tiled splash back. Built-in oven, four ring gas hob with a cooker hood above. One and a half bowl stainless steel sink and drainer below the triple window to the rear, there is also a window and an entrance door to the side. Underfloor heating, plumbing for an automatic washing machine and a wall mounted central heating boiler. Nine power points.

First Floor Landing

19'6 x 5'9 (5.94m x 1.75m)

Giving access to all the rooms on the first floor level and the loft, the landing has a built-in storage cupboard, a central heating radiator and one power point.

Bedroom 1

14'1 x 9'2 (4.29m x 2.79m)

A generous double bedroom with a window to the front and a built-in shelved recess. Central heating radiator and four power points.

Bedroom 2

11'8 x 9'2 (3.56m x 2.79m)

Another double bedroom with a window to the rear and a built-in recess. Central heating radiator and four power points.

Bedroom 3

9'8 x 5'8 (2.95m x 1.73m)

A good size single bedroom with a window to the front, a central heating radiator and four power points.

Bathroom

6'4 x 8'7 (1.93m x 2.62m)

Fitted with a quality white four-piece suite which includes a shower cubicle, a toilet, a corner bath with a shower attachment and a wash hand basin. A window to the rear and side and a heated towel rail.

Garden

Small garden at the front of the house which has been landscaped for ease of maintenance. Enclosed garden at the rear with a lawn and garden shed.

General Information

All fitted floor coverings are included in the sale.

Full double glazing.

Gas central heating.

Tenure-Freehold

Council tax band C

EPC Rating D (65)

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

Saturday Viewings 12.00pm - 1.00pm

FIXTURES & FITTINGS

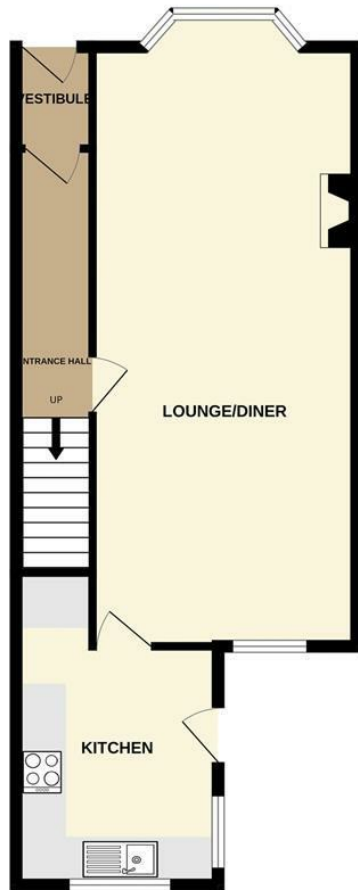
Items described in these particulars are included in the sale, all other items are specifically excluded.

All heating systems and their appliances are untested.

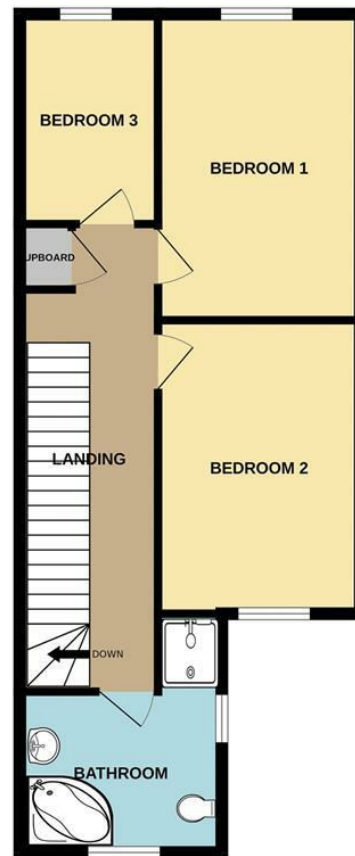
This brochure including photography was prepared in accordance with the sellers instructions.



GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA: 1076 sq.ft. (100.0 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.

Made with Metropia C2023



Important Information You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Berwick Office
36 Hide Hill, Berwick-upon-Tweed
Northumberland, TD15 1AB

T: (01289) 307571
F: (01289) 302948
E: berwick@aitchisons.co

Wooler Office
25 High Street, Wooler
Northumberland, NE71 6BU

T: (01668) 281819
F: (01668) 281717
E: wooler@aitchisons.co



Zoopla.co.uk

