



BANNERMANBURKE

PROPERTIES LIMITED



9/1 Mansfield Road, Hawick, TD9 8AG

Offers In The Region Of £32,000

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- VESTIBULE
- BEDROOM
- STORAGE
- DOUBLE GLAZING
- IDEALLY LOCATED
- SITTING ROOM/KITCHEN
- SHOWER ROOM
- GAS CENTRAL HEATING
- FRONT AND BACK GARDENS
- EPC RATING C

Spacious ground floor one bedroom studio flat, located a short walk to the town centre. Ideally placed for local supermarkets, Swimming Pool and Library. Benefits from gas central heating (Combi Boiler) and double glazing with additional private outhouse. Private garden to the front and shared garden to the rear. Ideal rental investment, first time buy or down size opportunity.

The Property

The property forms a ground floor one bedroom flat, comprising of a Hallway, living room/Kitchen, bedroom and shower room, with private front garden and shared garden to the rear. Front garden is laid with artificial grass, and the rear is laid to lawn with close drying facilities. Gas central heating and double glazing.

Accommodation

Entrance

The property is entered via a double glazed front door into a hallway which leads to both the living room and shower room. There's also a storage cupboard which houses the gas combi boiler.

Sitting Room/Kitchen

18'4" x 11'9" (5.61 x 3.60)

Open plan room. Central heating radiator and carpet flooring. Double glazed window to the front garden. Smoke alarm. In the kitchen area, there's Wall and floor units, with integrated double oven and space for a washing machine. Under counter fridge and freezer.

Bedroom

7'10" x 11'6" (2.41 x 3.52)

Built in storage cupboard. Central heating radiator. Carpet flooring. Double glazed window to the rear. Smoke alarm.

Shower Room

5'2" x 6'5" (1.59 x 1.96)

Wc, corner shower enclosure and wash hand basin. Tile in the shower enclosure and there is an electric shower. Ceiling light and extractor fan. Vinyl flooring.

Sales and other Information

Fixtures and Fittings

Carpets and floor coverings included in the sale. Integrated double oven and white goods are also included.

Services

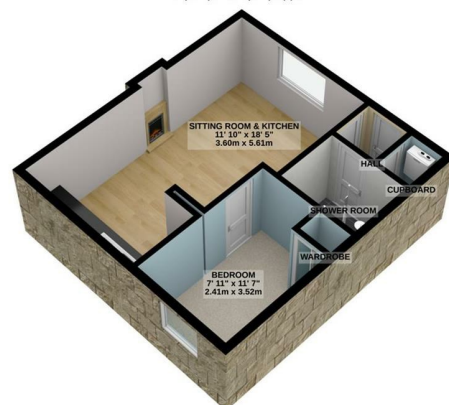
Mains drainage, water, gas and electricity.

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GROUND FLOOR
373 sq.ft. (34.6 sq.m.) approx.



9/1 MANSFIELD ROAD, HAWICK
TOTAL FLOOR AREA : 373 sq.ft. (34.6 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2021