



42 CASTLE DRIVE | BERWICK UPON TWEED | NORTHUMBERLAND





## 42 CASTLE DRIVE BERWICK UPON TWEED, NORTHUMBERLAND, TD15 1NU

Seldomly available in this sought-after address off Castle Terrace, this spacious detached bungalow on a large corner plot has generous accommodation throughout, mature garden grounds, off-street parking and a detached garage. The property is within a short walk of Berwick's main line train station with regular services to Edinburgh, Newcastle and London Kings Cross.





**Accommodation comprises:**

Ground Floor: Reception Hall, Family Room, Living Room, Kitchen, Three Bedrooms, Family Bathroom

External: Detached Garage, Private Driveway, Mature Gardens.

**Distances:**

Berwick Train Station 0.5 miles, Edinburgh 57 miles, Newcastle-upon-Tyne 63 miles (all distances are approximate).

**Situation:**

The property is situated on one of the most desirable residential streets in the popular Northumberland market town of Berwick upon Tweed. It is set in a peaceful and leafy setting, positioned well back from the road and the area is popular with families, professionals and retirees. The house is only a short walk to both the town centre and the main east coast railway trainline. Berwick upon Tweed is an historic market town, famous for its Elizabethan town walls and its fantastic coastal position at the mouth of the River Tweed. The town is well serviced with a good range of shops, supermarkets, amenities and leisure facilities. There are a wealth of cafés, restaurants, boutiques and galleries and the popular Maltings Theatre & Cinema offers a wide choice of films, shows and events. Berwick also offers numerous professional services and a wide choice of doctors and dental surgeries as well as the local hospital. There are very well-respected local schools for all ages in and near Berwick, including the local Berwick Academy and private Longridge Towers for day and boarding pupils. Further private schooling is available within a short drive including Belhaven Hill prep School in Dunbar for children aged seven to thirteen and St. Mary's prep School in Melrose.

Beyond Berwick-upon-Tweed there is a wide range of popular attractions including historic castles and villages dotted along the outstandingly beautiful Northumberland coastline, the renowned Holy Island, the Cheviot Hills and popular market towns of Alnwick and Kelso. Country and sporting pursuits are readily available, including hill walking, salmon and trout fishing, hunting and shooting, Golf is available locally at Goswick and Magdalene Fields, plus swimming, gym squash, indoor bowling and all-weather facilities at the Swan Centre.

The A1 trunk road provides easy, commutable access to Newcastle upon Tyne and Edinburgh with Intercity rail and local long-distance bus & coach services available all within walking distance of West Coates. Edinburgh and Newcastle upon Tyne international airports are also within about an hour and 15 minutes drive away respectively.

**Description:**

42 Castle Drive is a detached bungalow occupying a generous corner plot with a driveway offering plenty of off-street parking, a detached garage and mature garden grounds. The property is offered with vacant possession and would benefit from some updating.

The house is approached over the gravelled driveway and along a path to the front of the property where steps lead up to a covered porch and from there, there is access directly into the property through the front door. The door opens into a welcoming reception hall which gives way to all accommodation. There are two bright and well-proportioned reception rooms located to the front of the property, both with bay windows. The kitchen is located adjacent to one of the reception rooms and subject to obtaining the necessary consent, could be opened up into it to create a much larger family space. The kitchen currently comprises a range of wall and base units with work surface over, a sink and drainer and integrated electric oven and hob. There is space and plumbing for free standing appliances, a window to the rear aspect and a door leading out to the garden.

There are three bedrooms located to the rear of the property which are all generous doubles and there is a family bathroom comprising wc, pedestal wash hand basin and panelled bath with shower over.

**Outside:**

The property has generous mature gardens to the front, side and rear which are predominately laid to lawn with mature trees, plants and shrubs.

There is a detached single garage with an up and over door and a private gravelled driveway offering ample parking.

**GENERAL REMARKS:**

**Satellite Navigation:**

For the benefit of those with satellite navigation the property's postcode is TD15 1NU

**Services:**

Mains electricity, water, drainage, gas central heating.

Broadband services are available.

**Local Authority:**

Northumberland County Council  
Telephone: 01289 330044.

**Council Tax Band:**

Council Tax Band D

Energy Efficiency Rating: D (64)

**Servitude Rights, Burdens & Wayleaves:**

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves

including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

**Particulars and Plans:**

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

**Misrepresentations:**

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Berwick LLP, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

**Important Notice:**

Rettie Berwick LLP, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie Berwick LLP have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



**RETTIE**

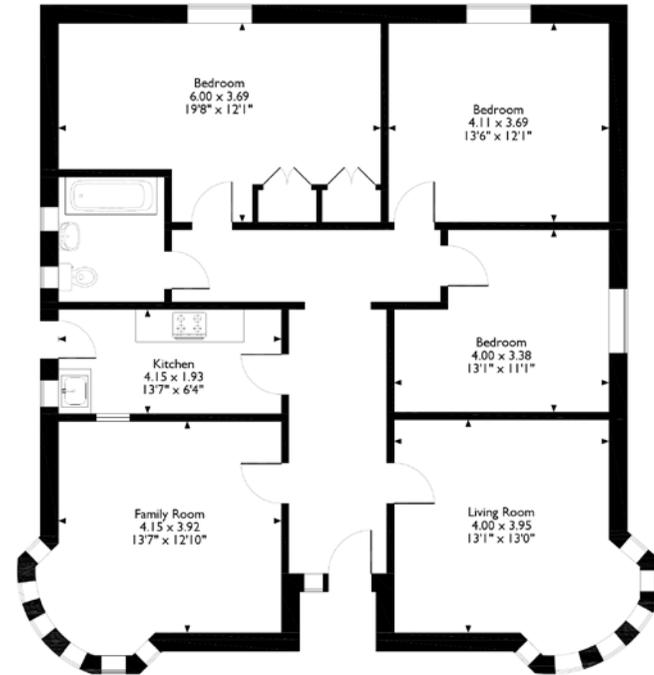
Rettie Berwick LLP  
50 Hide Hill, Berwick upon Tweed  
Northumberland  
TD15 1AB  
Tel: 01289 305 158

Internet Web Site:

This property and other properties offered by Rettie Berwick LLP can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com), and [www.tlo.co.uk](http://www.tlo.co.uk).



Castle Drive, Berwick-Upon-Tweed  
Approximate Gross Internal Area  
111 Sq M/1190 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

