# 131 Newfields

Edwin Thompson





# 132 Newfields, Berwick Upon Tweed, TD15 1SN.

## Guide Price £160,000

Edwin Thompson

Three bedroom, semidetached home situated in the popular residential estate of Newfields.

- **Sea views**
- **Modern kitchen and bathroom**
- **Well proportioned accommodation**
- **Gardens to the front and rear**

### Accommodation

A well proportioned three-bedroom house, briefly offering: Entrance hall, downstairs WC/ Cloak, large lounge with dining area, modern kitchen with base and wall units. Upstairs offers three good sized bedrooms and the main bathroom, with shower over bath, WC and wash hand basin completes the accommodation.

The house has low maintenance gardens to the front and rear. The semidetached property is situated on a desirable plot set back form the road with pleasing sea views.

### Location

The property is conveniently located on a popular residential estate in Berwick Upon tweed, within walking distance of local amenities.

Berwick upon Tweed has a comprehensive range of facilities including a variety of shops, restaurants, and banks as well as the award-winning Maltings Theatre. The mainline railway station is within easy walking distance and offers regular services to Edinburgh and Newcastle as well as London, some three and a half hours to the south. The A1 is close at hand providing good access to the regional and national road network

**Services**

Mains electricity, water and drainage, mains gas central heating. Solar Pannels are fitted to the roof of the property.

**Tenure**

Freehold

**Charges**

Council Tax Band: Northumberland County Council, band A

**EPC**

Energy Performance Rating: C

**Viewings**

Strictly through the selling agents





Edwin Thompson









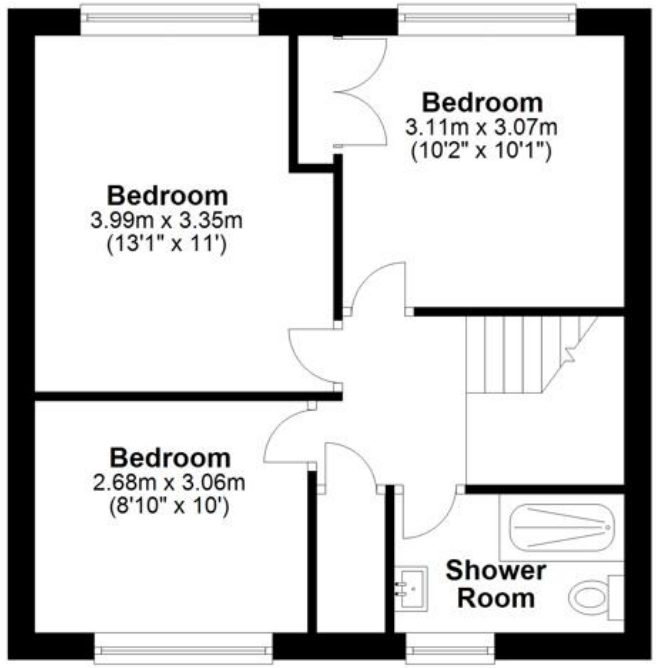


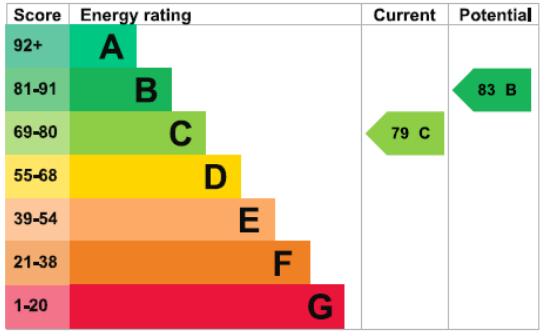


Edwin Thompson

Total area: approx. 88.5 sq. metres (952.6 sq. feet)




OnTheMarket

rightmove

naea | propertymark PROTECTED


Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

Registered office: 28 St John's Street, Keswick, Cumbria, CA12 5AF.

Regulated by RICS
RICS The mark of property professionalism



**IMPORTANT NOTICE:**

Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimension, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contact relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in July 2026