



5 Sycamore Street

Springwood Village, Kelso, TD5 8NH



2 bed



2 public



2 bath



A Detached Park Home Within A Sought After Retirement Village On The Edge Of Kelso. Ideal For The Retiree Looking For Peaceful Surroundings With Like Minded Neighbours.



Enjoying a pleasant position within this highly regarded and sought after retirement village, 5 Sycamore Street presents a perfect opportunity for the retiree seeking a low maintenance detached bungalow amongst like-minded neighbours. With nicely proportioned accommodation including two double bedrooms, the bungalow benefits from an abundance of natural light throughout and has been very well maintained. Externally, the property enjoys a landscaped garden with a lengthy driveway and detached garage.

LOCATION

Springwood Village lies a short distance from Kelso, which is situated at the meeting point of the Teviot and Tweed Rivers. It is a most attractive town with its 12th century abbey and cobbled square. There are excellent recreational facilities both in the town and the surrounding countryside, including golf, fishing, swimming, curling, walking, horse riding and National Hunt Racing, along with a number of shops, cafes and restaurants.

HIGHLIGHTS

- Well Proportioned Accommodation • Secure Entry To Estate and Easy Access to Amenities. • Lifestyle Choice • Low Maintenance Garden • Generous Drive and Detached Garage • Highly Sought After Retirement Village • Well Maintained Throughout

ACCOMMODATION

The entrance door to the side of the property opens into a welcoming hallway complete with built-in storage. Heading to the left takes you directly into the dining area which is a sociable space with plenty of room for a table and chairs. Flooded with natural light from the front facing windows, the lounge is accessed directly via the dining area with plenty of room for furnishings. The lounge benefits from a central fire place which provides a lovely focal point. Accessed from the hall, the property benefits from a useful utility facility with side door allowing direct access to the side garden, driveway and garage. The kitchen itself is fitted with an excellent range of stylish wall and base units with ample worktop space. Naturally falling to one end of the bungalow, both double bedrooms are light and spacious and benefit from fitted wardrobes providing additional storage with the master bedroom complete with an en-suite shower room. The main bathroom is fitted with a three piece suite.

EXTERNAL

The gardens wrap around the property, with the main section of garden



situated towards the rear of the property. The garden has been designed for the ease of maintenance and to make the most of the sun throughout the day incorporating paved patio areas and planted borders.

GARAGE AND DRIVEWAY

At the end of the lengthy driveway which provides private parking for numerous cars, there is a detached single garage with light, power and remote operated electric garage door.

SERVICES

Mains gas, water, electricity and drainage. Double glazing. Gas central Heating.

ADDITIONAL INFORMATION

The minimum age for Springwood retirement village is 45 years. There is a quarterly management fee payable to Springwood Park of approximately £459.48. The property benefits from Therm-eco's exterior wall insulation system, providing an extra insulation to the property and has previously had Dac Hydro coating treatment to the roof.

COUNCIL TAX

Band B

VIEWING

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person.

Alternatively or to register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE AND MARKETING POLICY

Offers Over £145,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 Email - Enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.