

HASTIN<sup>LEGAL</sup>&S



70 Howden Road



70 Howden Road Offers Over £110,000

Jedburgh, TD8 6JS



2 bed



1 public



1 bath



Two Bed Semi-detached Home In Popular Jedburgh Area, With Large Front And Rear Gardens, Spacious Driveway And Great Potential - Ideal First Time Buy With Scope For Modernisation





## 70 HOWDEN ROAD

Situated in a popular residential area of Jedburgh, this two bedroom semi-detached property offers excellent potential for first time buyers or investors. Featuring two well-proportioned bedrooms, a spacious front and rear garden, and an extensive driveway providing ample off street parking. Whilst the property requires modernisation, it presents a fantastic opportunity to create a comfortable and stylish home to your own taste. With its generous outdoor space and popular location, this is a rare find with plenty of scope to add value.

## LOCATION

The town of Jedburgh is justifiably known as the 'Jewel of the Borders' and has a variety of independent shops, restaurants, a swimming pool, fitness centre, Community & Arts Centre, primary and secondary schools. The historical Royal Burgh of Jedburgh lies ten miles north of the border with England and is well situated with swift road links to both major airports at Edinburgh and Newcastle, and the main railway line is 16 miles at Tweedbank.

## HIGHLIGHTS

Two Spacious Bedrooms Large Front & Rear Gardens Extensive Driveway Ideal First Time Buy

## ACCOMMODATION SUMMARY

Entrance Hallway, Living Room, Kitchen, Two Bedrooms, Bathroom.

## SERVICES

Mains services, electricity, water, drainage.

## COUNCIL TAX

Band A

## ENERGY EFFICIENCY

Rating D



## TENURE

Freehold

## VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## PRICE & MARKETING POLICY

Offers over £110,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email [enq@hastingslegal.co.uk](mailto: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.

All measurements are approximate and are taken at the widest point. 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.