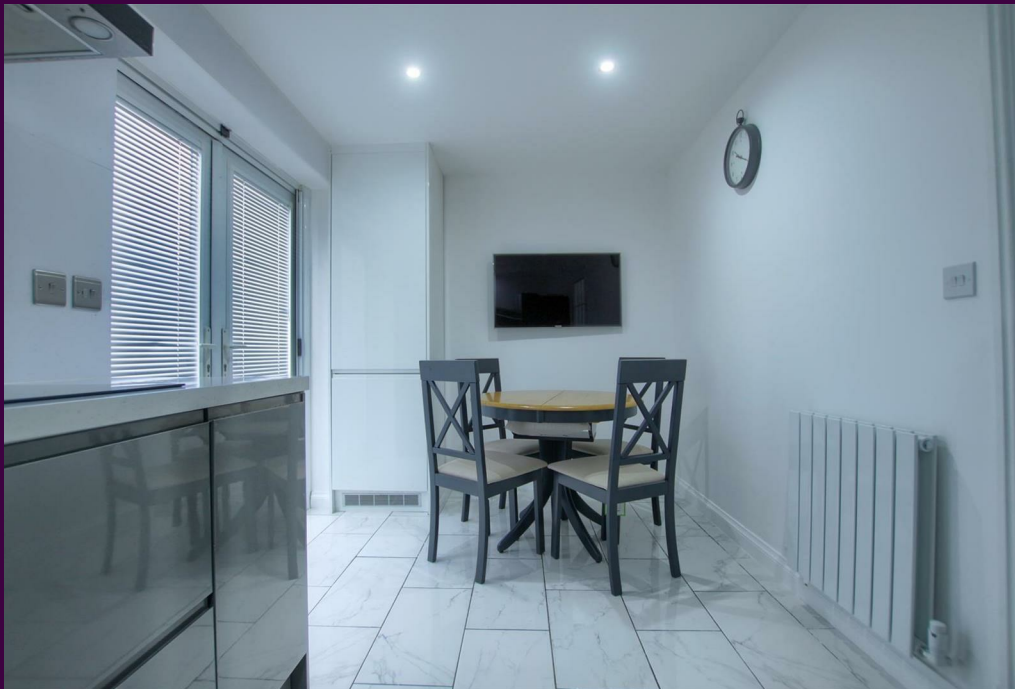


Hembury Court, Ingleby Barwick



Asking Price £225,000





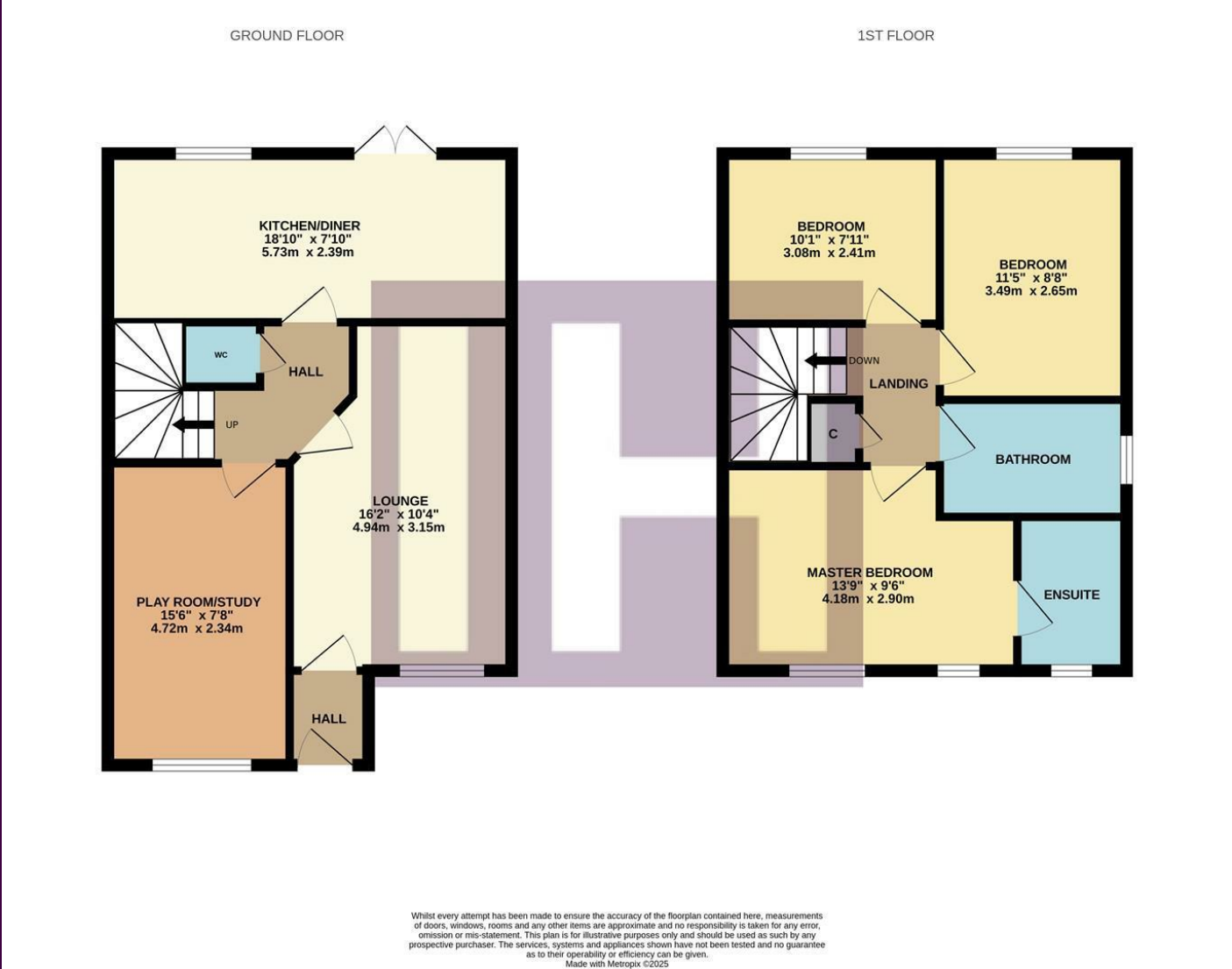
A fine example of its kind. This impressive three bedroom detached property has seen significant improvement, with 'Stand Out' features including a well-executed garage conversion that delivers an additional ground floor space, ideal for a play room or study, updated modern bathroom and ensuite, a stylish refitted kitchen and air-conditioning units fitted to both the main lounge and 'Master' bedroom, which can deliver both warm, and cold air.

Presenting a fanatic purchase opportunity tis property can be sold fully furnished, almost 'sold as seen' which will no doubt prove attractive to the first time buyer. This will include all widow fittings and blinds. Externally, the front drive has been professionally block-paved to provide ample off-road parking for three vehicles, whilst the enclosed rear garden has been landscaped for low-maintenance with an extensive patio and circular astro-turf lawn.

The accommodation briefly comprises an entrance hall, lounge, inner hall, cloakroom/WC, garage conversion playroom/study, and impressive kitchen diner on the ground floor. The first floor brings three good bedrooms, all doubles, the spacious 'Master' with stylish ensuite, separate fantastic family bathroom.

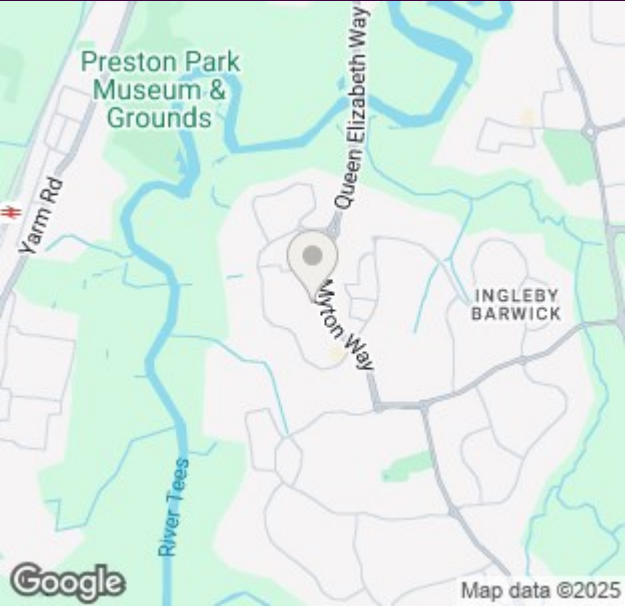


The Layout



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
			(1-20) G		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The Location



Council Tax Band: D
Tenure: Freehold



- An impressive example of its kind
- Cul-de-sac position within the favoured 'Rings' development
- No Forward Chain
- Significantly improved, viewing advised
- Stylish refitted bathrooms and kitchen
- Fitted air-conditioning, and available fully furnished



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