



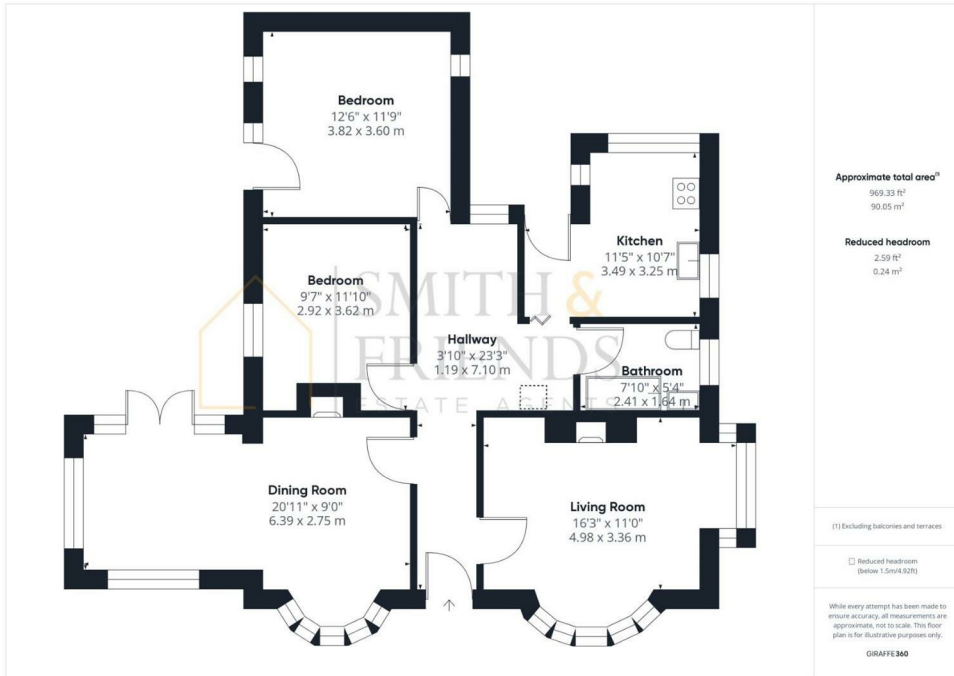
****Vacant possession and no forward chain**** The bungalow has huge potential for development and could be renovated or reconfigured to suit the buyers needs. Occupying in an extremely large plot with gardens to the side and rear the bungalow has a lot to offer. Full update and refurbishment required.

Victoria Road, Fairfield, Stockton-On-Tees, TS19 7EJ
2 Bed - Bungalow - Detached
£250,000
EPC Rating: D
Council Tax Band: E
Tenure: Freehold



Victoria Road, Stockton-On-Tees, TS19 7EJ

- HALLWAY
3'10 x 23'3 (1.17m x 7.09m)
- LIVING ROOM
16'3 x 11'10 (4.95m x 3.61m)
- DINING ROOM
20'11 x 9' (6.38m x 2.74m)
- KITCHEN
11'5 x 10'7 (3.48m x 3.23m)
- BEDROOM 1
12'6 x 11'9 (3.81m x 3.58m)
- BEDROOM 2
9'7 x 11'10 (2.92m x 3.61m)
- BATHROOM
7'10 x 5'4 (2.39m x 1.63m)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 80 | 59 |
| EU Directive 2002/91/EC | | | |

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