



ADDISONS
PROPERTY • RURAL • VALUATION

Bouch Way

Barnard Castle



EPC Rating: C



Price:
£120,000

Call for an Appointment
01833 638094

ABOUT THE PROPERTY

A second-floor apartment offering three bedroom accommodation with gas central heating and designated car parking. Part of a modern development in a quiet residential area of Barnard Castle, within a ten minute walk of the town centre.

The accommodation briefly comprises: Hallway, Bathroom, Kitchen, Three Bedrooms and Living Room. Designated Parking Space and Intercom Entry.

Barnard Castle is a thriving market town with a good variety of services including shops, pubs, restaurants, schools, banks, medical centre etc. The town enjoys a good connection to the A66 and A1, making the property within commuting distance of Teesside, Newcastle, Durham and Darlington. Darlington lies within thirty minutes of the property and has a wider range of services including a main line railway station which offers a good service to London Kings Cross within two and a half hours.

ACCOMMODATION

Hallway

Coving to ceiling, radiator, telecom entry and storage cupboard.

Sitting Room

Good sized living room with window to the rear elevation, coving to ceiling and radiator

Kitchen

Fitted with a range of white wall and floor units with worktop incorporating stainless steel sink unit with mixer tap and drainer. Integrated electric fan oven and gas hob, stainless steel chimney style extractor above, plumbing for washing machine, space for upright fridge freezer. Gas fired central heating boiler, radiator, tiled splashbacks and window to the rear elevation

Bathroom

Panelled bath with mains shower over, low level wc, pedestal hand wash basin, radiator, heated towel rail and tiled splashbacks.

Bedroom 1

Double bedroom with window to the front elevation, sliding wardrobe, coving to ceiling and radiator.

Bedroom 2

Window to the rear elevation, coving to ceiling and radiator.

Bedroom 3

Double bedroom with sliding wardrobes, window to the front elevation and radiator.

EXTERNALLY

There is a designated car parking space for a single vehicle.

TENURE

Leasehold

Lease Terms

150 years from 1st January 2003.

SERVICE CHARGE

Service Charge: £765.66 per Annum
Ground Rent: £150 per Annum

COUNCIL TAX

Band B

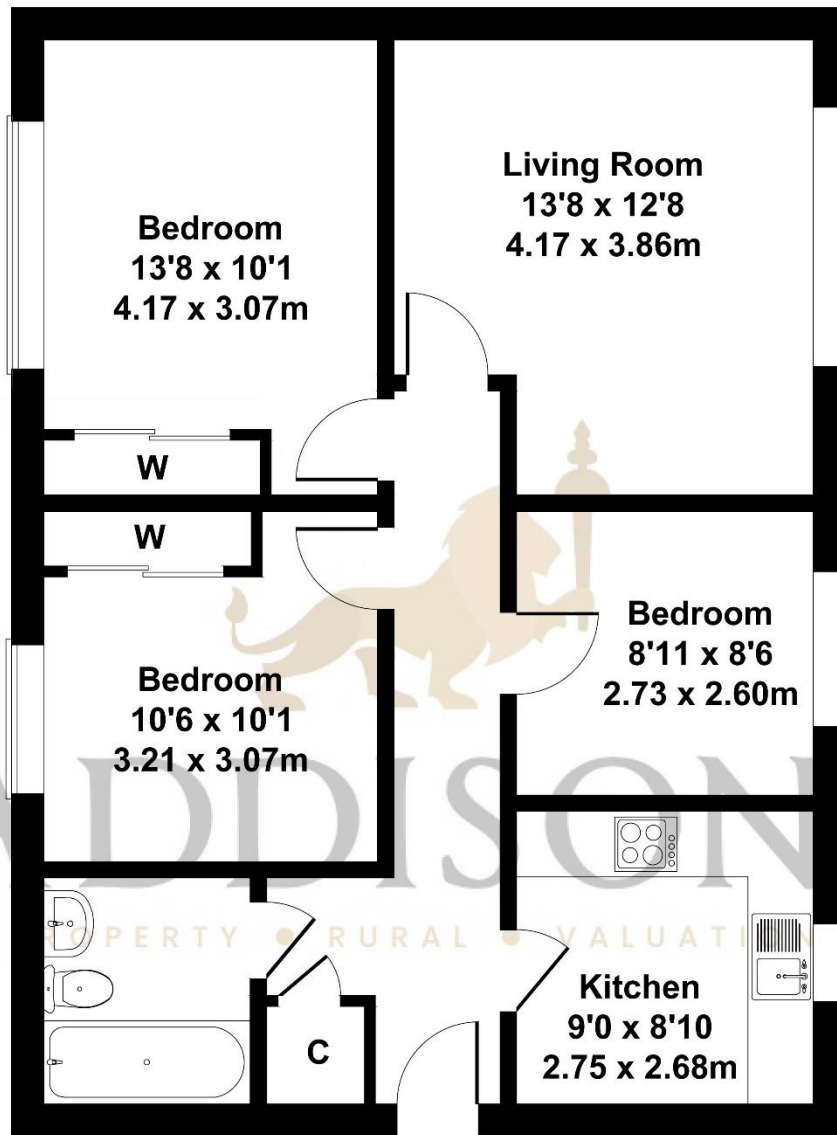
VIEWING

Strictly by appointment through the selling agents
Addisons Chartered Surveyors T: 01833 638094
opt 1.

MW/BJC7.2.23



Floor Plan

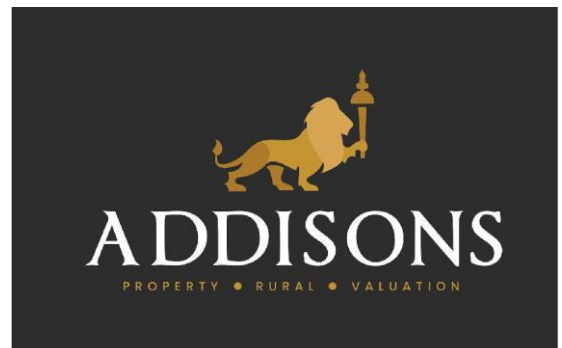


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92-100) A			Very environmentally friendly - lower CO ₂ emissions (92-100) A
(81-91) B			(81-91) B
(69-80) C	76	76	(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



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