



Cambridge Terrace  
Barnard Castle



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PROPERTY • RURAL • VALUATION



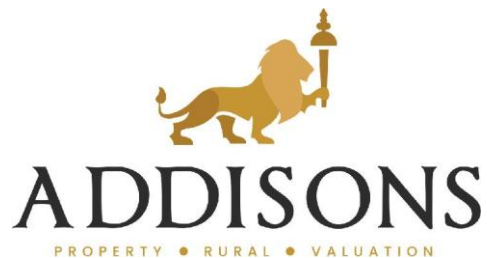
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# ABOUT THE PROPERTY

We are pleased to offer to the market this delightful four bedroom end of terrace house, offering spacious accommodation over two storeys. The property further benefits from an enclosed courtyard garden, single garage and solar panels.

The Accommodation briefly comprises: Entrance Vestibule, Hallway, Sitting Room, Living Room, Kitchen, Four Bedrooms and Family Bathroom. Front Forecourt Garden, Rear Courtyard Garden and Single Garage. Gas Fired Central Heating Throughout and Solar Panels.

Barnard Castle is a historic market town positioned within the picturesque Teesdale Valley having a good range of local amenities including well respected schools, shops, cafes, The Bowes Museum, golf course and is well known for its fine selection of antique shops.



13 Galgate Barnard Castle, County Durham, DL12 8EQ  
01833 638094  
[info@addisons-surveyors.co.uk](mailto:info@addisons-surveyors.co.uk)

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# ACCOMMODATION

## Entrance Vestibule

UPVC part glazed front door, original tiled flooring, cornicing to ceiling, cloaks rail and original stained glass door opening into the hall.

## Hallway

Original tiled flooring, dado rail, cornicing to ceiling and stairs rising to the first floor accommodation. Doors accessing the sitting room and living room.

## Sitting Room

Bay window to the front elevation, inglenook fireplace with fire surround and inset multi fuel burning stove, cornicing to ceiling, picture rail and ceiling rose.

## Kitchen

Bespoke solid reclaimed wood fitted kitchen with solid wood worktops incorporating sink unit with mixer tap and draining board. Central island unit providing additional storage with space for undercounter fridge and freezer. Electric Aga cooking range, plumbing for washing machine and dishwasher, windows to dual aspect, wood flooring, tiled splashbacks and coving to ceiling. Understairs storage cupboard, rear access stable style door and door leading to the living room. There is space within the kitchen for a dining table and chairs.

## Living Room

This reception room can be accessed via the hallway or kitchen having cornicing to ceiling, central ceiling rose, window to the side elevation, dado rail, laminate flooring and radiator.

## FIRST FLOOR

## Landing

Loft hatch, window to the side elevation, dado rail, coving to ceiling and radiator. Doors leading off to the first floor accommodation.

## Bedroom One

Double bedroom with window to the front elevation, fitted wardrobes with cupboards over, coving to ceiling and radiator.

## Bedroom Two

Double bedroom with window to the side elevation, coving to ceiling and radiator.



### Bedroom Three

Double bedroom with window to the rear elevation, coving to ceiling, radiator and laminate flooring.

### Bedroom Four

Single bedroom with window to the front elevation, coving to ceiling and radiator.

### Bathroom

Generous family bathroom complete with free standing bath, walk-in shower, pedestal wash handbasin with illuminated mirror over, low level wc, partially tiled walls, laminate flooring, two obscure glazed windows to the side elevation and radiator. Cupboard housing gas fired central heating boiler.

### EXTERNALLY

To the front of the property there is a small forecourt garden. To the rear of the property, there is an enclosed courtyard with a personnel door giving access to the garage.

### Garage

Located the side of the property providing off street parking for one car. The garage has light, power and water installed,

### PRICE

Offers in the Region of £320,000

### VIEWING

Strictly by appointment through the selling agents Addisons Chartered Surveyors T: 01933 638094 opt1.

### PROPERTY INFORMATION

Title Number(s): DU222501

Tenure: Freehold

Local Authority: Durham

Council Tax: Band C

Annual Price: £2,268

Conservation Area: Barnard Castle

Flood Risk: Very low

Broadband: Basic 21 Mbps, Superfast 80 Mbps, Ultrafast 8500 Mbps

Satellite / Fibre TV Availability: BT and Sky

Parking: Garage

Heating: Gas Fired Central Heating

Services: Mains Electricity, Mains Gas, Mains Water and Mains Drainage. Solar panels are fitted to the property. We are advised by the seller that the solar panels are currently on a feed-in tariff which is paid quarterly.

### Covenants and Easements

The property is subject to a restrictive covenant which will need to be verified by the seller's solicitor.

### Survey

We have not undertaken a survey of the property and therefore are unable to comment on its structural condition.

### BROCHURE

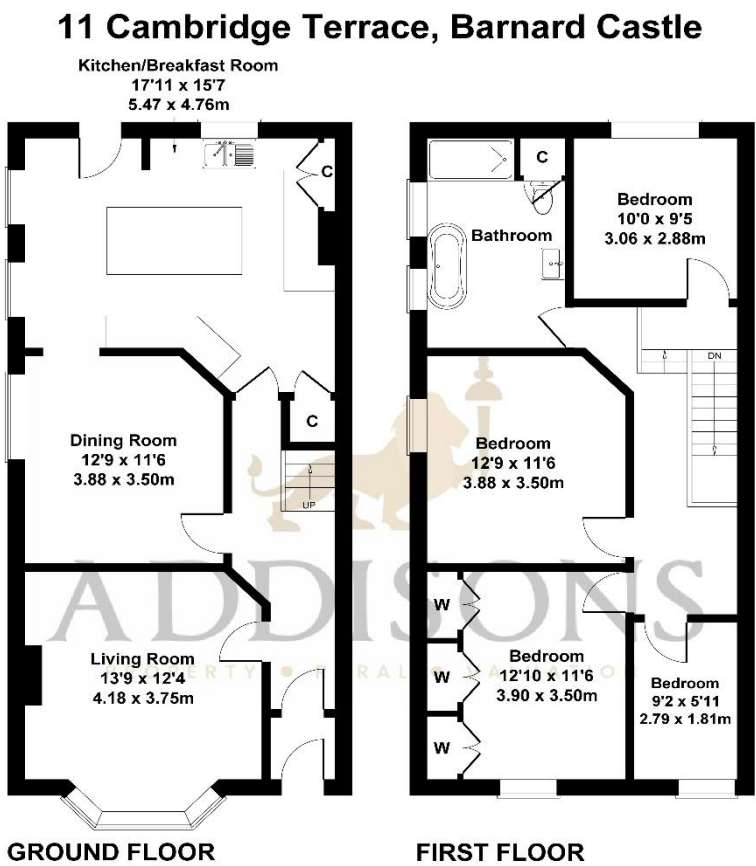
Details and photographs taken October 2025







# Floor Plan



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             | 70 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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