



Oakfield, Newton Aycliffe, DL5 7AT
Offers over £110,000

Occupying a lovely position within walking distance of a local park, this 3 BEDROOM mid-link property features a GROUND FLOOR WC, driveway and SINGLE GARAGE. The property would ideally suit the needs of a first time buyer or family and is equipped with gas central heating and uPVC double glazing. An internal viewing will reveal an "L" shaped living/dining room, rear entrance hallway with large under-stair storage cupboard and a kitchen. Externally there is an enclosed garden to the front and a further garden to the rear.

3 bedroom/s
House - Terraced

Council Tax: Band A
Tenure: Freehold
EPC Rating: C

Agents Notes

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The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches.

The legal pack provides upfront the essential documentation to, potentially, prevent delays in the transactional process.

The legal pack includes:

- * Evidence of title
- * Standard searches (regulated local authority, water & drainage & environmental)
- * Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

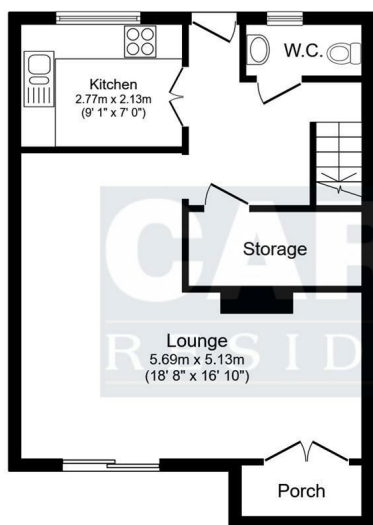
uPVC double glazing throughout

Council Tax:- Band A

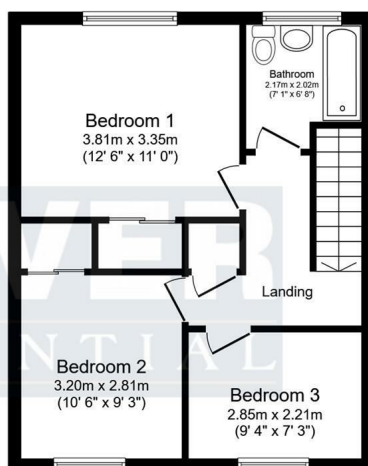
Local Authority:- Durham County Council

Buyer(s) Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



Ground Floor
Floor area 46.9 sq.m. (505 sq.ft.)



First Floor
Floor area 44.8 sq.m. (482 sq.ft.)

Total floor area: 91.6 sq.m. (986 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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MAB 6202



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