



CARVER
RESIDENTIAL
Sales · Lettings · Property Management

Yarrow Court
Woodham, Newton Aycliffe, DL5 4UQ

Offers in the region of £155,000

House - Semi-Detached
3 Bedroom/s
1 Bathroom/s

Occupying a sizeable corner plot this semi-detached property features a DRIVEWAY with carport, and large DETACHED SUMMERHOUSE which could be utilised for a number of purposes. Equipped with gas central heating to radiators and uPVC double glazing an internal viewing will reveal an entrance vestibule, living room, kitchen/dining room and conservatory. The first floor features two double and one single bedroom with shower room/WC. There are large enclosed gardens to the rear of the property offering a good degree of privacy with potential to extend the property further subject to the usual consents.





Agents Notes

Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band B

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.

AWAITING FLOOR PLAN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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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There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



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