



CARVER
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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

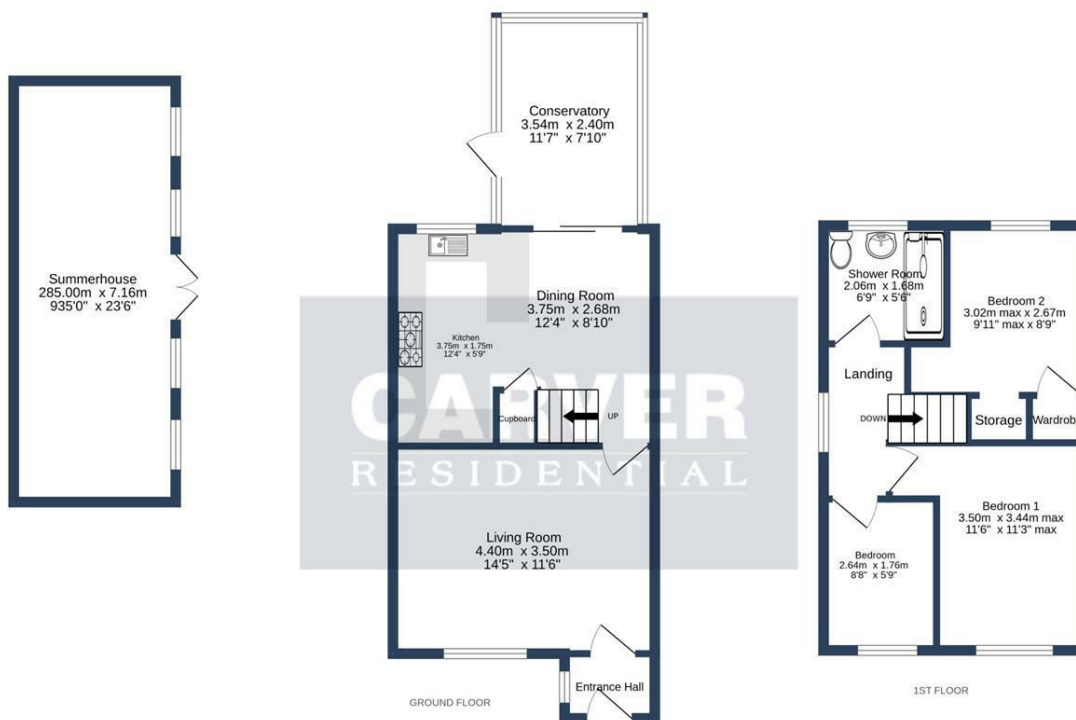
uPVC double glazing throughout

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.



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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		
EU Directive 2002/91/EC		

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MAB 6202



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