



Castlemartin, Ingleby Barwick, TS17 5BA
3 Bed - House - Link Detached
£239,950

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Castlemartin, TS17 5BA

*** SOUTH WEST FACING GARDEN ***

*** CUL-DE-SAC LOCATION ***

NEW TO THE MARKET with Smith & Friends Estate Agents, this Three Bedroom Link-Detached situated within the Sought After Roundhill Area of Ingleby Barwick, within a quiet Cul-De-Sac Location.

The Property Briefly Comprises of; Entrance Hallway, Downstairs WC, Open Plan Living Room, leading to an Dining Area and French Doors to the Rear Garden. The property has Fitted Units within the Kitchen, with Separate Spacious Utility Room and Internal Access to the Garage.

The First Floor Provides; Landing, Three Double Bedrooms, One Bedroom has Built in Wardrobes, 'Master Bedroom has En-Suite Shower Room' and a Spacious Family Bathroom.

Externally, the Property has a Spacious Front Garden with a Well-Maintained Lawn, and Driveway. To the Rear of the Property you will find a Patio and Lawned Area, benefiting from South West Facing Garden.

For a viewing contact SMITH & FRIENDS - Estate Agents Ingleby Barwick, Early viewing is highly recommended.

GROUND FLOOR

Entrance Hallway

13'7" x 3'1"

Downstairs WC

5'1" x 2'7"

Living Room

17'8" x 11'8"

Dining Room

9'7" x 8'7"

Kitchen

9'4" x 8'11"

Utility Room

8'9" x 8'1"

FIRST FLOOR

Landing

2'11" x 8'11"

Bedroom 1

11'7" x 12'0"

En-Suite

6'7" x 5'10"

Bedroom 2

9'6" x 8'10"

Bedroom 3

8'2" x 9'0"

Family Bathroom

8'2" x 8'2"


SINGLE GARAGE


10'7" x 8'5"







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	74	85
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC 	



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1078.31 ft²
100.18 m²

Reduced headroom

1.01 ft²
0.09 m²

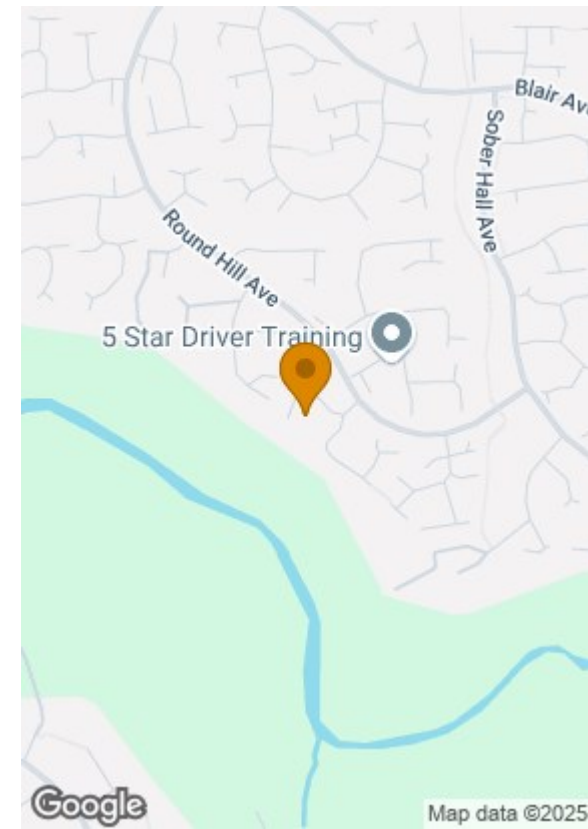
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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