

Regent Terrace, Fishburn, TS21 4DQ
2 Bed - House - Terraced
£59,950

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Offered to the market with no onward chain; we are delighted to present this deceptively spacious terraced house with two double bedrooms situated pleasantly on Regent Terrace within the highly sought after, family orientated area of Fishburn. This impressive home has been very well cared for & would be the perfect purchase for the young family or buy-to-let investor. With easy access to all of the immediate amenities offered in & around Fishburn itself, the property is a short drive into the neighbouring village of Sedgefield, is within excellent commuting distance to all major road links & bus routes & benefits further from gas central heating & double glazing throughout. This well proportioned property briefly comprises: entrance hallway, a 13ft (approximately) lounge with bay window to front elevation, separate dining room, kitchen with a range of fitted wall & base units & further access through to an inner lobby with door to the rear & further access into a ground floor bathroom. The first floor landing boasts two double bedrooms; one of which has a separate wc. Externally, the property has an enclosed yard to rear. We highly encourage thorough internal inspection in order to fully appreciate the size, layout & potential property for sale.

EPC Rating: E
Council Tax Band: A

ENTRANCE HALLWAY

LOUNGE

13'9 x 12'5 (4.19m x 3.78m)

SEPARATE DINING ROOM

12'3 x 12'0 (3.73m x 3.66m)

KITCHEN

12'7 x 6'11 (3.84m x 2.11m)

INNER LOBBY

BATHROOM

7'4 x 6'3 (2.24m x 1.91m)

FIRST FLOOR LANDING

MASTER BEDROOM

16'2 x 11'6 (4.93m x 3.51m)

BEDROOM TWO

12'6 x 8'2 (3.81m x 2.49m)

SEPERATE WC

EXTERNALLY

AGENTS NOTES

Electricity Supply: Mains
Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Super-fast 80 Mbps*

Mobile Signal/Coverage: Good to Average

Tenure: Freehold

Council Tax: Durham County Council, Band A- Approx.
£1581.82

p.a

Energy Rating: E

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



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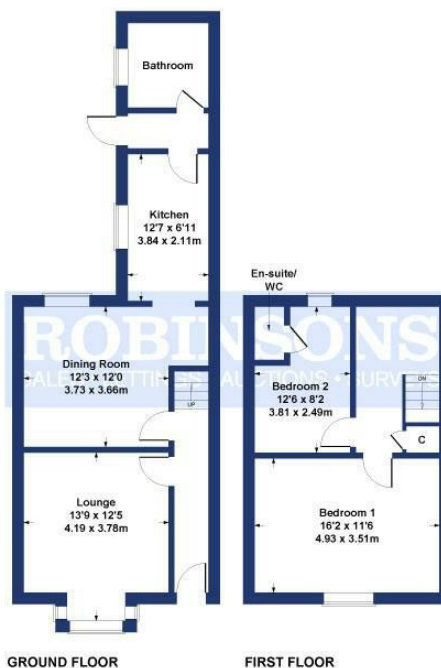
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Regent Terrace, Fishburn, TS21 4DQ

Approximate Gross Internal Area
956 sq ft - 89 sq m



GROUND FLOOR FIRST FLOOR

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. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
		79	47

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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