



**Hambleton Road, Coundon, DL14 8LE**  
**2 Bed - House - Mid Terrace**  
**£55,500**

**ROBINSONS**  
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With no upper chain, Robinsons offer to the market this two bedroom mid-terraced property which in our opinion is an ideal purchase for numerous buyers including first time buyers and investors. The property is gas centrally heated, UPVC double glazed and in brief comprises; an entrance hallway, downstairs WC, kitchen, lounge and a rear lobby which gives access to the rear garden. To the first floor there are two double bedrooms and a family bathroom as well as an office/dressing room. Externally to the front there is a driveway giving off-street parking for numerous vehicles, whilst to the rear there is a garden with patio and grassed area.

Energy Efficiency Rating C | Council Tax Band A | Tenure Freehold

To arrange a viewing please call Robinsons on 01388 458111

## GROUND FLOOR

### Entrance Hall

Entered via uPVC double glazed door from the front and with stairs to the first floor, under stairs storage cupboard and uPVC double glazed door to the rear and laminate flooring.

### WC

With low level WC and wash hand basin.

### Lounge

12'7" x 10'2" (3.86 x 3.10)

UPVC double glazed window to the rear, electric fire and laminate flooring.

### Kitchen

12'5" x 10'2" (3.81 x 3.10)

Fitted with a range of wall and base units, space for a cooker, one and a half bowl stainless steel sink, drainer and mixer tap, and plumbing for a washing machine. There is tiling to the floor and splashbacks, a UPVC double glazed to the front window.

## FIRST FLOOR

### Landing

### Bedroom 1

13'8" x 10'9" (4.17 x 3.28)

With UPVC double glazed window to the front, and storage cupboard housing the combination boiler.

### Bedroom 2

8'5" x 8'5" (2.59 x 2.59)

With UPVC double glazed window.

### Bathroom

Fitted with a three piece suite comprising panel bath with shower over, low level WC, wash hand basin, heated towel rail and UPVC double glazed opaque window.

## EXTERNAL

To the front there is a driveway giving off-street parking for numerous vehicles, whilst to the rear there is a garden with patio and grassed area.

## AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 3Mbps, Superfast 80Mbps

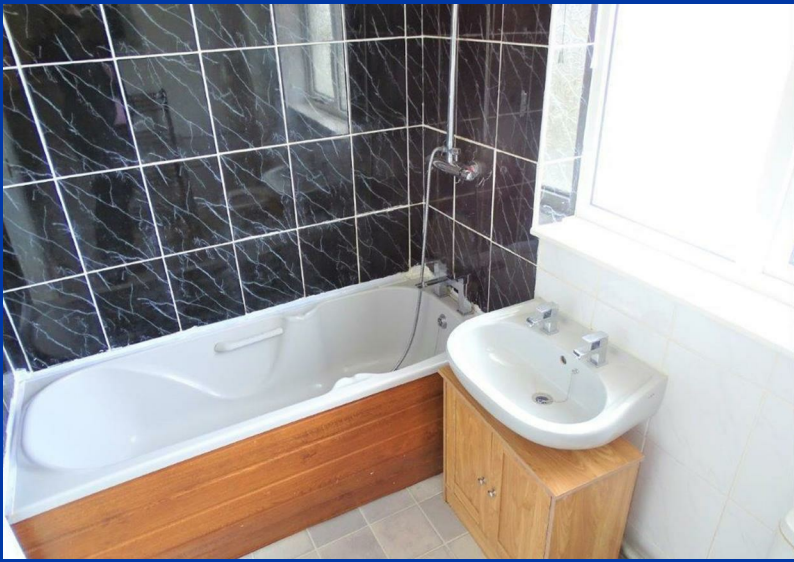
Mobile Signal/Coverage: Average - good

Tenure: Freehold

Council Tax: Durham County Council, Band A Approx. £1621 (min)

Energy Rating: TBC

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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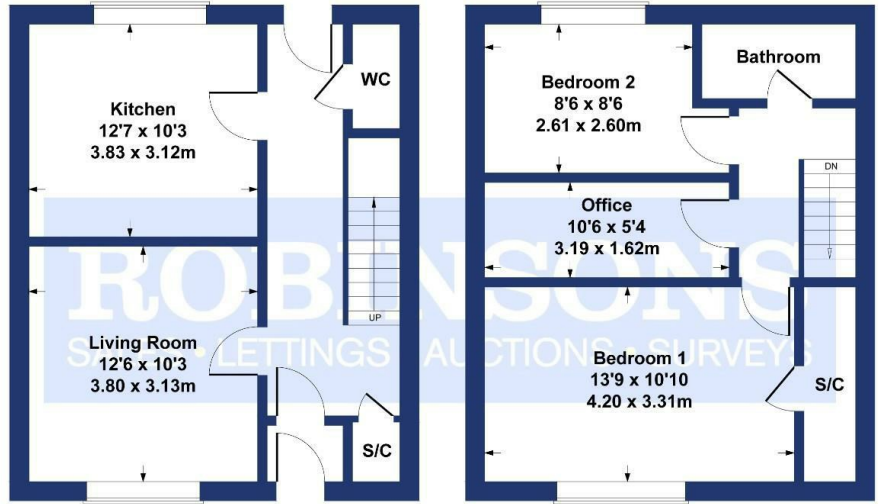
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Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

**Hambleton Road**  
Approximate Gross Internal Area  
872 sq ft - 81 sq m



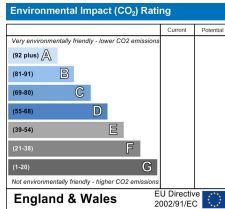
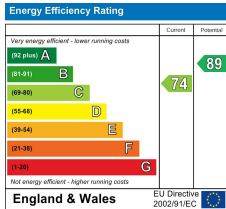
**GROUND FLOOR**

**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. 2021



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