



Elvet Green, Chester Le Street, DH2 2ER  
2 Bed - Bungalow - Link Detached  
£215,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

# Elvet Green

## Chester Le Street, DH2 2ER

\* NO CHAIN \* VERY SPACIOUS \* TOWN CENTRE LOCATION \* LARGE, PRIVATE REAR GARDEN \* AMPLE PARKING AND GARAGE \*

Robinsons are delighted to present for sale, with no onward chain, this generously proportioned two-bedroom link-detached bungalow. Situated in a charming small development, it offers convenient access to the town centre, local amenities, and public transport links. The property benefits from uPVC double glazing and gas central heating.

The spacious accommodation comprises: an entrance porch and hallway with built-in storage cupboards, a lounge with a walk-in bay window, two double bedrooms, a sizeable kitchen, and a useful utility room with access to a single garage. Externally, there is ample off-street parking at the front, leading to the garage, while the rear features a large, private garden.

Elvet Green forms part of a traditionally popular and established part of the Town Centre which is in walking distance of the town's many amenities, recreational facilities, and good schooling. There are also excellent transport links available including the town's train station, many bus routes, and easy access to the A1(m) which links Chester le Street to lots of the region's major towns and cities including Newcastle upon Tyne, Gateshead and Durham.











#### **Entrance**

#### **Hallway**

#### **Lounge**

18'8" x 10'9" into bay (5.7 x 3.3 into bay)

#### **Shower Room / WC**

#### **Kitchen**

11'5" x 9'6" (3.5 x 2.9)

#### **Bedroom**

12'1" x 9'6" (3.7 x 2.9)

#### **Bedroom**

11'5" x 9'10" (3.5 x 3)

#### **Utility**

7'10" x 4'11" (2.4 x 1.5)

#### **Garage**

16'4" x 7'10" (5 x 2.4)

#### **Agent's Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Broadband: Basic 17 Mbps, Superfast 80 Mbps, Ultrafast 1139 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band C- Approx. £2161 (min)

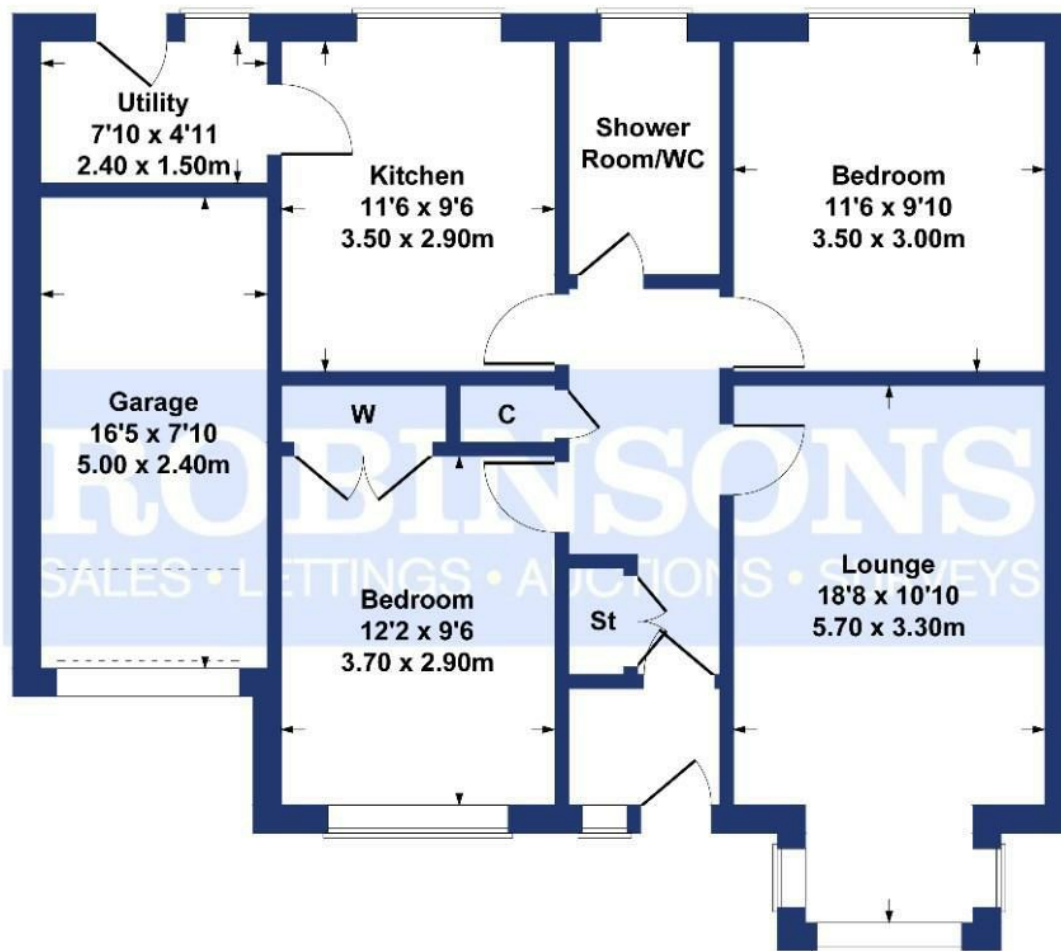
Energy Rating: C

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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Approximate Gross Internal Area  
915 sq ft - 85 sq m



## 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.

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| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>86</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>70</b> |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

