



20 Low Green, Catterick Village, DL10 7LP  
Offers over £140,000





## 20 Low Green, Catterick Village, DL10 7LP

A CHARMING Cottage close to the centre of this sought-after village, overlooking Low Green & Brough Beck. FOR SALE with NO ONWARD CHAIN. SITTING ROOM, separate DINING ROOM, walk-in STORE & fitted KITCHEN; 2 BEDROOMS & SHOWER ROOM. Small PATIO AREA.

NB: 'C' Energy Rate & Council Tax Band: B

CATTERICK VILLAGE is a sought-after community village with Primary Schooling, a Co-op local store, a Pub, a Health Centre & Pharmacy, Car Service Station, Café & Fish & Chip Shop etc. There's also a large sports ground, lovely village greens, & just outside the village is Catterick Racecourse. Close by are pleasant Walks & Cycling. Historic Richmond market town is about 5 miles.

**UPVC double glazed front stable door to:**

**SITTING ROOM 4.21m max (3.72m) x 3.40m (13'9" max (12'2") x 11'1")**

A light room with fireplace & 'living-flame' gas fire, shelved recesses & UPVC double glazed window to front overlooking the village green & Brough Beck.

**DINING ROOM 4.09m max (3.32m) x 2.44m (13'5" max (10'10") x 8'0")**

Staircase to first floor, open to kitchen & with:

**Walk-in STORE 1.88m x 0.76m (6'2" x 2'5")**

Shelving, light point & UPVC double glazed window to rear.

**Equipped KITCHEN 3.30m x 2.40m (10'9" x 7'10")**

Fitted with a range of wall & floor units including larder unit & inset sink, integrated electric oven/grill & gas hob with extractor over; integrated fridge/freezer, plumbing for washing machine & space for tumble dryer. Worcester gas combi boiler. Double glazed Velux window, UPVC double glazed window to side & UPVC double glazed door to:

**Small PATIO AREA 2.97m x 0.82m max (9'8" x 2'8" max)**

### FIRST FLOOR LANDING

Wide display ledge & access to part-boarded loft with ladder & light point.

**BEDROOM 1. 3.90m x 3.36m max (12'9" x 11'0" max)**

Including fitted wardrobes. UPVC double glazed window to front overlooking the village green & Brough Beck.

**BEDROOM 2. 3.12m x (2.13m max) 1.78m (10'2" x (6'11" max) 5'10")**

Including fitted wardrobe. Double glazed Velux window & UPVC double glazed window to rear.

**SHOWER ROOM 2.61m x (1.65m max) 1.09m (8'6" x (5'4" max) 3'6")**

Full-width shower area, with Mira mains powered shower, washbasin & WC. Window to rear.

### OUTSIDE

See above: Small PATIO AREA 2.97m x 0.82m max (9'8" x 2'8").

### NOTES

- (1) Freehold
- (2) Council Tax Band: B
- (3) EPC: 72-C
- (4) Gas Central heating & UPVC double glazing
- (5) Mains Drainage, Gas, Electricity & water



**OFFERS OVER £140,000**



FIRST FLOOR

NOT TO SCALE

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</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



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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