

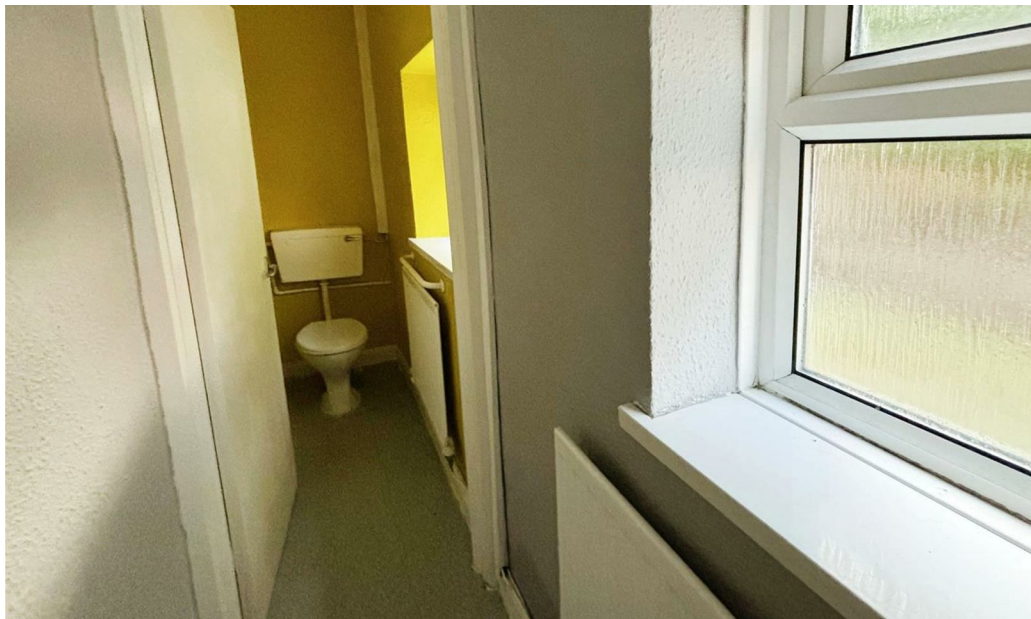


Oak Gardens

Roddymoor, Crook DL15 9RD

Offers In The Region Of £70,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Oak Gardens

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- CHAIN FREE
- EPC Grade E
- Shower Room

- Two Bedroom Bungalow
- Wrap Around Gardens
- Lounge

- Semi Detached
- Gas Central Heating
- Village Location

Offered for sale chain free. We are delighted to offer to the market this two bedroom semi detached bungalow located in Roddymoor, a small rural village a short drive to Crook Town Centre having a range of amenities or for those who enjoy a nice walk. The property does need some tlc however could make a lovely home, in brief comprising of an entrance, kitchen, shower room, lounge, two bedrooms and separate WC. Externally wrap around enclosed gardens to three sides.

Entrance

Access in entrance vestibule door into the bedroom and kitchen.

Kitchen

9'10" x 7'5" (3.013 x 2.284)

Fitted with base u it's, laminate work surfaces over, sink unit with space for free standing appliances. Central heating radiator and UPVC window.

Shower Room

Having shower cubicle with electric shower, wash hand basin, obscured UPVC window and central heating radiator.

Lounge

11'11" x 15'1" (3.657 x 4.614)

Located to the rear elevation is the property having UPVC window, central heating radiator and electric fire with neutral surround.

Rear Entrance

A door leads to the rear garden.

WC

Having WC, obscured UPVC window and central heating radiator. There is a further area which has an obscured UPVC window and central heating radiator.

Bedroom One

10'10" x 12'0" (3.306 x 3.665)

Having UPVC window and central heating radiator with access to a useful storage cupboard.

Bedroom Two

12'0" x 8'11" (3.667 x 2.737)

Located to the front elevation of the property having UPVC window, central heating radiator and storage cupboard.

Exterior

To the front of the property is an enclosed garden with a pathway to the front door. Whilst to the rear is another enclosed garden area with hard standing.

Energy Performance Certificate

To view the full energy performance certificate for this property please use the link below:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2107-9887-2162-9025-1392>

EPC Grade E

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast broadband available. Highest download speed - 1000mbps. Highest upload speed 220mbps.

Mobile Signal/coverage: Coverage likely with EE, O2, Vodafone and Three.

Council Tax: Durham County Council, Band: A. Annual price: £1621 (Maximum 2024)

Energy Performance Certificate Grade E

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

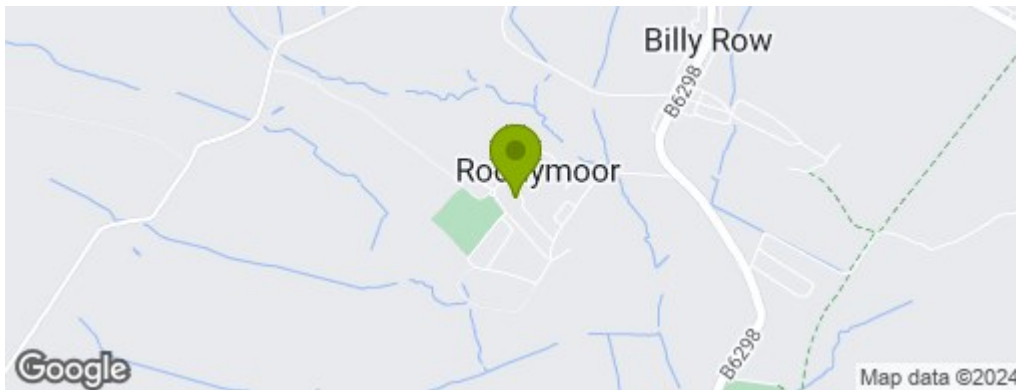
The preceding details have been sourced from the seller, OntheMarket.com and other third parties.

Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Ventago 10/23



Property Information

Durham County Council - Council Tax Band A
Tenure - Freehold

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