





This CHAIN FREE detached bungalow in Catterick Village must be seen to be appreciated. Located on a quiet cul-de-sac close to Catterick Village Sports Pavilion this property is in great condition and is ready to love. Offering a spacious living room, kitchen dining room, two good sized bedrooms and a shower room the property is ready to craft into your ideal home with an impressive level of decor and condition meaning you could move in without issue. The property sits on a generous plot with gardens to front and rear with a detached single garage and ample off street parking. Gas central heating and UPVC double glazing is present throughout, as expected. EPC rating D, North Yorkshire County Council tax band C.







- CHAIN FREE
- Two Bedrooms
- Shower Room
- Detached Garage and Parking
- Detached Bungalow
- Kitchen Dining Room
- Gardens Front and Rear

#### Buyer Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

#### General Information

Tenure: Freehold

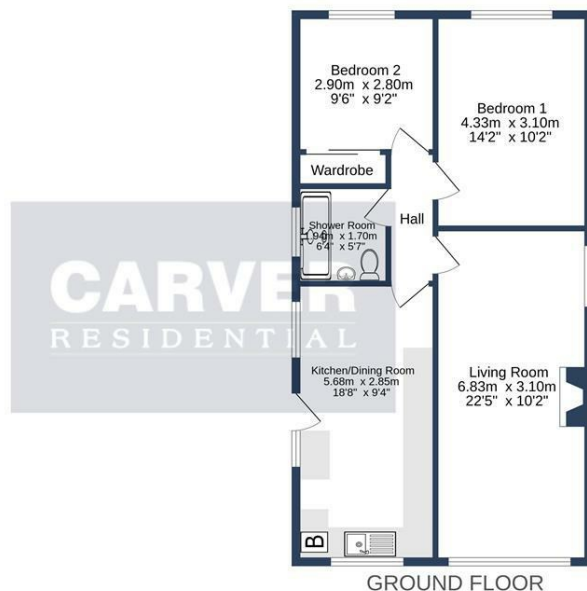
Services: Double glazing, gas central heating, mains electric, water and drainage.

Local Authority: North Yorkshire County Council (Tax Banding C)

#### Property Size Reference

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)





SYCAMORE COURT, CATTERICK, DL10 7RR.

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 misstatement. 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 specification or efficiency can be given. Made with Metrebox C0208

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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MAB 6202



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