



CARVER
RESIDENTIAL
Sales · Lettings · Property Management

Ryder Court
Newton Aycliffe, DL5 4PB

Offers over £300,000

Bungalow - Detached
3 Bedroom/s
2 Bathroom/s

Occupying a CORNER PLOT this 3 bedroom detached bungalow is offered for sale with NO ONWARD CHAIN. An internal viewing will reveal an entrance hallway, bay-windowed living room, separate dining room with patio door, fitted kitchen with utility, principal bedroom with en-suite shower room/WC, two further bedrooms and a family bathroom/WC. Externally there is a driveway leading to a DOUBLE GARAGE with enclosed gardens to the rear. The property has recently been decorated throughout with new flooring and is warmed by gas central heating to radiators.





Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

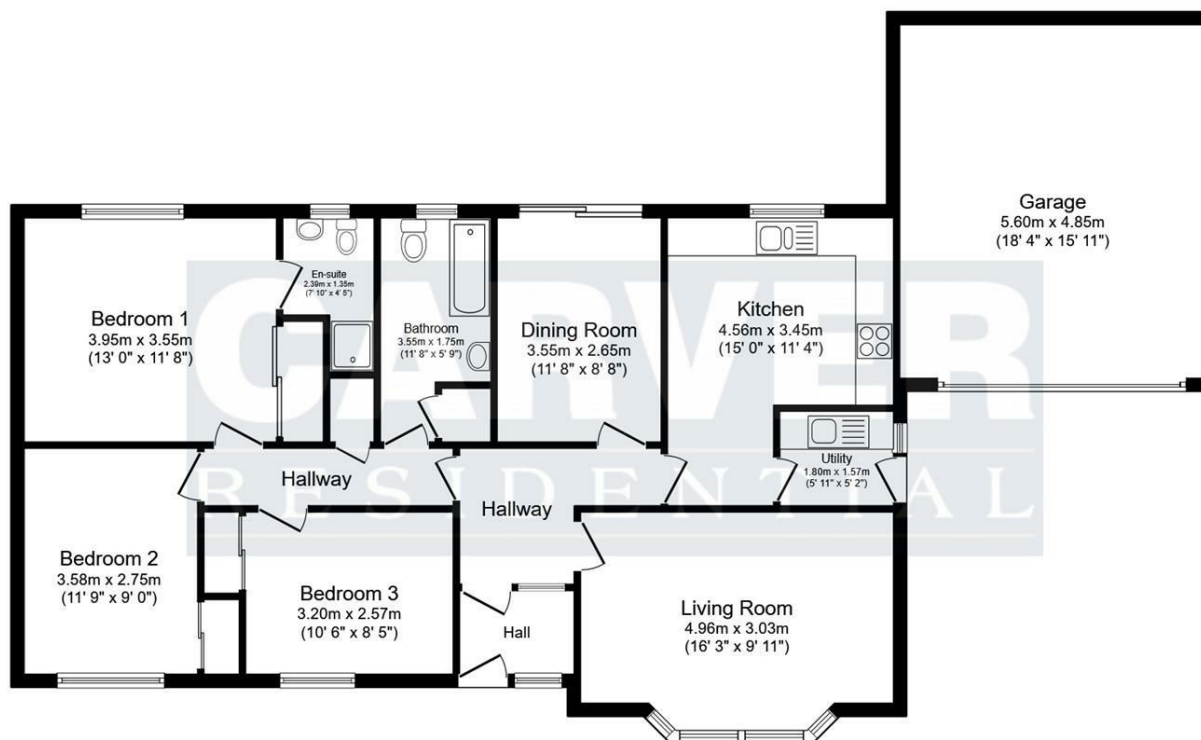
Council Tax:- Band E

Local Authority:- Durham County Council

No Onward Chain

Buyer(s) 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.



Ground Floor
Floor area 130.4 sq.m. (1,404 sq.ft.)

Total floor area: 130.4 sq.m. (1,404 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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MAB 6202



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