



# 15 Rectory Row, Sedgfield

Offers Over £180,000

🛏 2 🚿 1 🚗 2



Orange Sales and Lettings are delighted to offer for sale this attractive property in the popular village of Sedgefield. The property is modern throughout and offers well-presented accommodation, making it an ideal purchase for first-time buyers, couples or those looking to downsize.

The ground floor comprises two reception rooms, providing versatile living and dining space, alongside a modern fitted kitchen leading to a modern bathroom. To the first floor there is two generous sized double rooms, the master bedroom is complemented by a quirky additional room, offering plenty of character and providing a versatile space ideal for clothing, dressing or extra storage.

Externally, the property enjoys a rear courtyard and to the front there is the added benefit of off-road parking, while its position overlooking the village green provides an appealing outlook.

Combining modern interiors, practical living space and an attractive village setting, this property is well worth viewing.





- Two-bedroom mid-terrace property
- Two reception rooms
- Contemporary bathroom
- Modern throughout
- Modern fitted kitchen
- Overlooking the village green



| Energy performance certificate (EPC)                                                                                                                                                                                                                                                                                                                                                                                                 |                                              |                   |                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|-------------------|---------------------------|
| 15 RECTORY ROW<br>BEDGERFIELD<br>STOCKTON-ON-TEES<br>TS17 2AE                                                                                                                                                                                                                                                                                                                                                                        | Energy rating                                | D                 | Valid until: 12 July 2021 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                      | Certificate number: 7119-8023-9100-0425-1296 |                   |                           |
| Property type                                                                                                                                                                                                                                                                                                                                                                                                                        |                                              | Mid-terrace house |                           |
| Total floor area                                                                                                                                                                                                                                                                                                                                                                                                                     |                                              | 86 square metres  |                           |
| Rules on letting this property                                                                                                                                                                                                                                                                                                                                                                                                       |                                              |                   |                           |
| Properties can be let if they have an energy rating from A to E.                                                                                                                                                                                                                                                                                                                                                                     |                                              |                   |                           |
| You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance</a> ). |                                              |                   |                           |
| Energy rating and score                                                                                                                                                                                                                                                                                                                                                                                                              |                                              |                   |                           |
| This property's energy rating is D. It has the potential to be B.                                                                                                                                                                                                                                                                                                                                                                    |                                              |                   |                           |
| <a href="#">See how to improve this property's energy efficiency.</a>                                                                                                                                                                                                                                                                                                                                                                |                                              |                   |                           |
| The graph shows this property's current and potential energy rating.                                                                                                                                                                                                                                                                                                                                                                 |                                              |                   |                           |
| Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.                                                                                                                                                                                                                                                                                       |                                              |                   |                           |
| For properties in England and Wales:<br>the average energy rating is D<br>the average energy score is 60                                                                                                                                                                                                                                                                                                                             |                                              |                   |                           |