

CARVERS

SALES & LETTINGS

Ovington

Richmond, DL11 7BW

Offers in the region of £285,000

House - Semi-Detached

2

1

1

Fresh to market CHAIN FREE is this wonderful cottage in the popular village of Ovington. Located directly south facing onto the green, with its famous Maypole, this property is perfectly situated in the very heart of the village. Currently used as a successful holiday let this could be an ideal investment property or first time purchase. Internal accommodation consists of a cosy living room boasting a solid fuel stove, kitchen, utility room, two double bedrooms and a house bathroom. The property holds gardens to the front and rear and off street parking. Finished to a very good standard the property is ready to be enjoyed should the next owner see fit, either as owner occupier or as an investment property. EPC rating D.









- NO ONWARD CHAIN
- Two Bedrooms
- Gardens Front and Rear
- House Bathroom with Walk-in Shower
- Picture Perfect Cottage
- Kitchen and Utility Room
- Off Street Parking



### 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: Oil central heating, mains electric, water and drainage.
Local Authority: Durham County Council (currently exempt due to business banding prior to this was Band C)

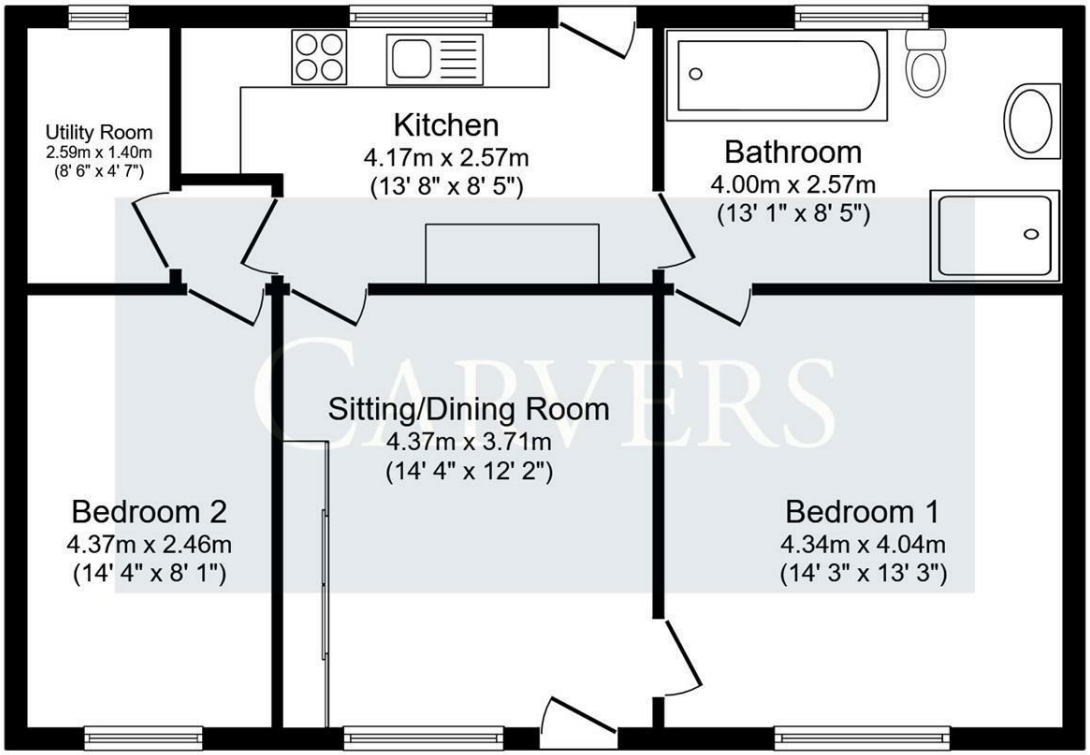
### Property Size Reference

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)

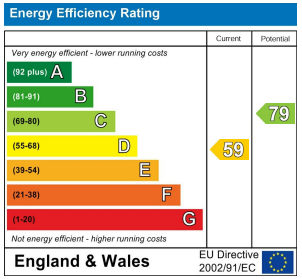









Floor Plan




Property size taken from EPC
796.00 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





The Property Ombudsman RICS naea propertymark PROTECTED arla propertymark PROTECTED Ethical Agent Network

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



41 Market Place, Richmond, North Yorkshire, DL10 4QL 01748 825317 richmond@carversproperty.co.uk