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2 CLARENDON COURT  
| DL4 1RB

## 2 CLARENDON COURT | DL4 1RB

Nestled within the sought-after estate of Clarendon Court in Shildon, this beautifully refurbished three-bedroom detached house presents an outstanding opportunity for prospective homeowners. Spanning an impressive 969 square feet, the property is offered with no onward chain, allowing for a seamless transition into your new abode.

Upon entering, you are greeted by a spacious reception room, an inviting space perfect for both relaxation and entertaining guests. The house features three generously sized double bedrooms, providing ample accommodation for families or visitors alike. The master bedroom is particularly noteworthy, boasting a luxurious ensuite that enhances your daily living experience.

The heart of the home is undoubtedly the modern kitchen, which has been thoughtfully designed to combine style and functionality, making meal preparation a delightful task. In addition, the property includes a well-appointed four-piece bathroom suite, ensuring all your bathing needs are met with ease.

Step outside to discover the expansive private gardens at the rear, offering a serene retreat for outdoor gatherings or simply enjoying the fresh air. The front of the property is equally impressive, featuring a driveway that accommodates two to three vehicles, along with a single garage for additional parking and storage.

Conveniently situated near local amenities and transport links, this home is ideal for those who value both comfort and accessibility. Whether you are a growing family or seeking to downsize, this charming property in Shildon is sure to captivate. Do not miss the opportunity to make this house your new home.

To arrange a viewing, please contact Robinsons at 01388 458111.











## AGENTS NOTES

council Tax: Durham County Council, Band C - Approx. £2268 p.a

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – No

Probate – N/A

Rights & Easements – Unknown

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – Unknown

Planning Permission – Nothing in the local area to affect this property that we are aware of.

Check with seller. Accessibility/Adaptations – any alterations or conversions etc.

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robisons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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