



CARVERS
SALES & LETTINGS

Wathcote Close
Richmond, DL10 7DX
Price £310,000

Bungalow - Detached



This wonderful detached bungalow in Richmond is sure to attract attention. Located on a quiet cul-de-sac in a popular area of the town it is ideally situated. Internal accommodation consists of an entrance hallway, spacious lounge diner, south facing conservatory, kitchen, two double bedrooms and bathroom. Externally the property offers pretty frontage with a brick paved driveway, gravelled front garden and lawned south facing rear garden with a lovely patio for those summer evenings. Finished to a great standard throughout and ready to love this property should be seen to be appreciated. A good level of decor, UPVC double glazing and gas central heating is present throughout, as expected. EPC rating C, North Yorkshire council tax band C.



- Detached Bungalow
- Lounge Diner and Conservatory
- Brick Paved Drive
- Cul-de-Sac Location
- Two Double Bedrooms
- Private Rear Garden
- Detached Garage

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

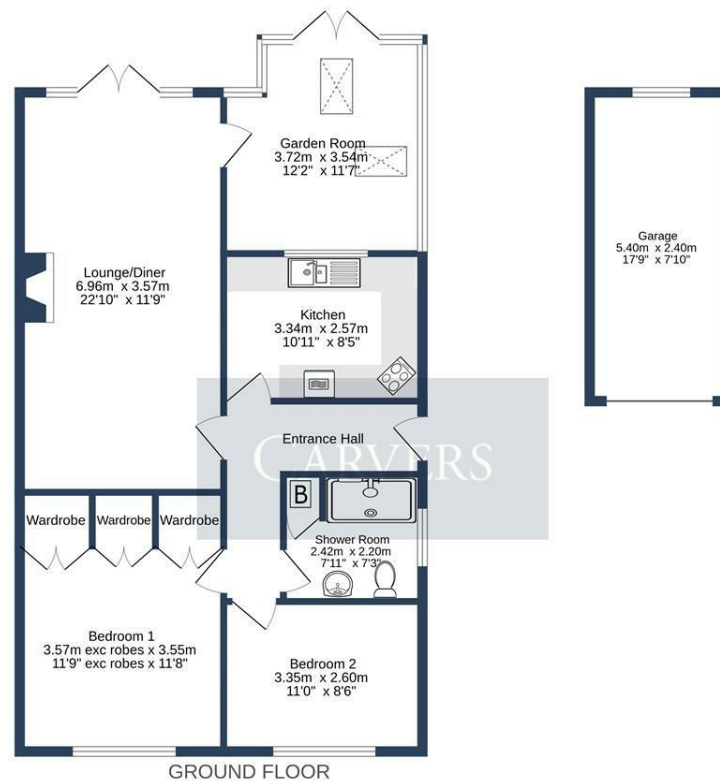
Services: Double glazing, gas central heating, mains electric, water and drainage.

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)





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

Property size taken from EPC
828.00 sq ft

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