



# CARVERS

SALES & LETTINGS

Cottee Way

Colburn, Catterick Garrison, DL9 4TY

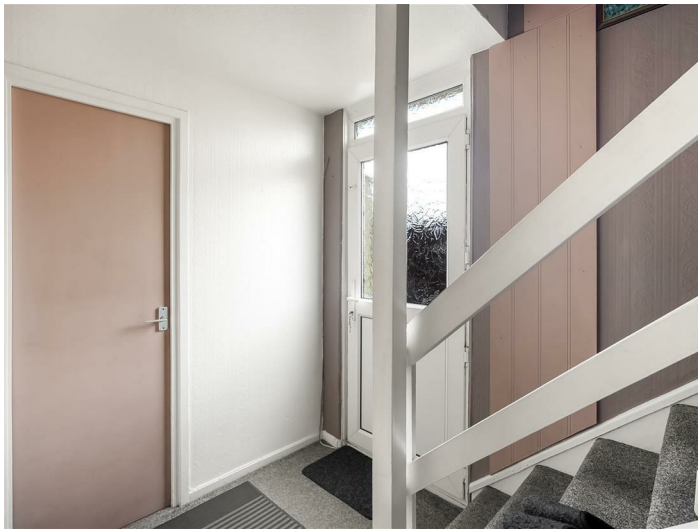
Price £110,000

House - End Terrace



## PERFECT INVESTMENT OPPORTUNITY

This three bedroom end-terrace property comes to market with the added bonus of a sitting tenant, making the property a wonderful, ready made investment. Located in Colburn, Catterick, this property is deceptive in size with internal accommodation consisting of an entrance hallway, separate living room, kitchen dining room and pantry with a WC completing the ground floor. The first floor holds three good sized bedrooms and a house bathroom. Finally, the exterior of the property holds paved yards front and rear. In good condition and currently tenanted the property is the ideal addition to any investment portfolio. EPC rating C, North Yorkshire Council tax band A.



- Perfect Investment Opportunity
- Three Bedrooms
- Private Lounge
- End Terrace Build
- With Sitting Tenant
- Kitchen Dining Room
- Front and Rear Yards

### 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: Gas central heating, mains electric, water and drainage.

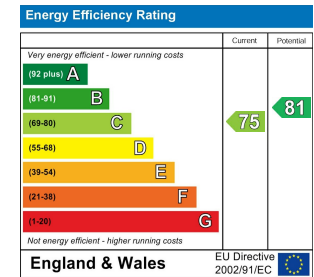
Local Authority: North Yorkshire Council (Tax Banding A)

### 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)



# AWAITING FLOOR PLAN



Property size taken from EPC  
785.77 sq ft



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