



Condercum Green, Ingleby Barwick, TS17 5LF
4 Bed - House - Mid Terrace
£1,200 Per Calendar Month

Council Tax Band: D
EPC Rating: C
Tenure:



SMITH &
FRIENDS
ESTATE AGENTS



Condercum Green, TS17 5LF

**** AVAILABLE IMMEDIATELY ****

**** FULLY REFURBISHED THROUGHOUT ****

Situated within the highly sought after 'Rings' development in Ingleby Barwick, this superb four bedroom, three storey family home on Condercum Green has been fully refurbished throughout and is presented to an exceptional standard, ready for immediate occupation.

Offering spacious and versatile accommodation across three floors, the property briefly comprises to the ground floor; a stylish kitchen diner ideal for modern family living, downstairs W/C, snug/home office and a separate storage room. To the first floor is a generous main reception room, additional reception room/bedroom and a contemporary shower room. The second floor hosts three further bedrooms, modern family bathroom and an impressive master bedroom benefiting from its own en-suite shower room.

Externally, the property enjoys an attractive position overlooking a central green to the front, with a garage located to the rear providing additional storage and off-street parking.

Ideally located close to highly regarded schools, local shops, amenities and excellent transport links to the A66, A19 and A174, this outstanding home is perfectly suited to families and professional tenants alike. Early viewing is highly recommended.

For a viewing contact SMITH AND FRIENDS Estate Agents, Ingleby Barwick.

UNFURNISHED / NO SMOKERS /

Tenant Income - £36,000 pa / Guarantor Income - £43,200 pa

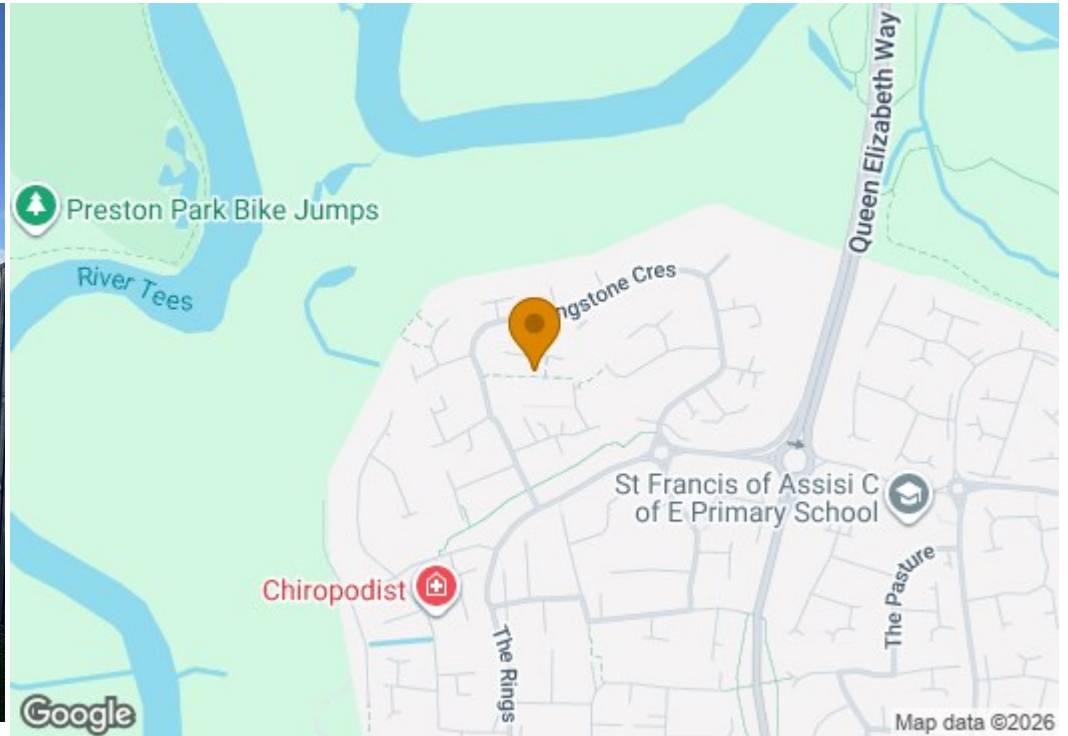
Monthly Rent - £1,200 pcm

Bond - £1,384

(Application is subject to a Holding Fee - please refer to our website for further details.)







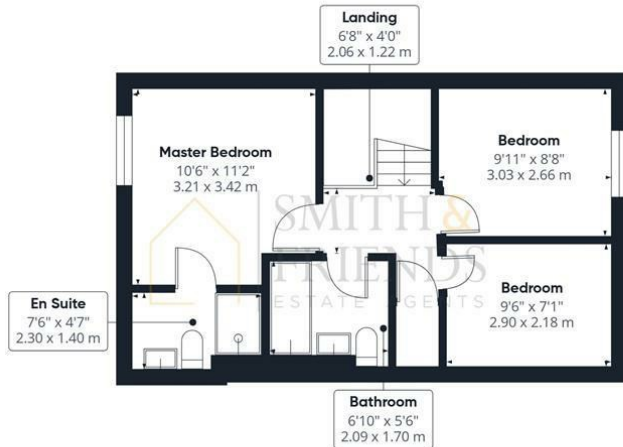


Ground Floor Building 1



Floor 1 Building 1

Approximate total area^m
1355 ft²
125.8 m²



Floor 2 Building 1

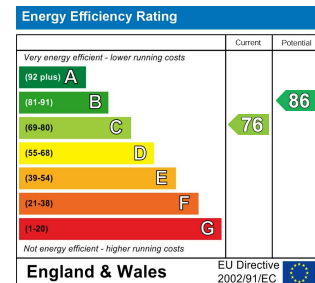


Ground Floor Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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