

1 Abbotsford Court  
Ingleby Barwick  
Stockton-On-Tees  
TS17 5GF



**IH** INGLEBY HOMES





1 Abbotsford Court  
£1,350 PCM



Local Authority

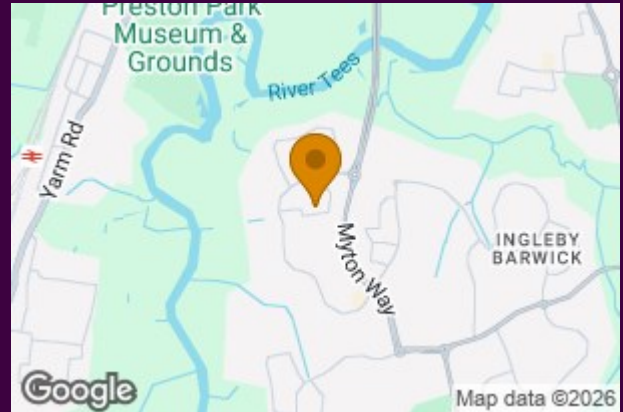
Council Tax Band

D

Directions

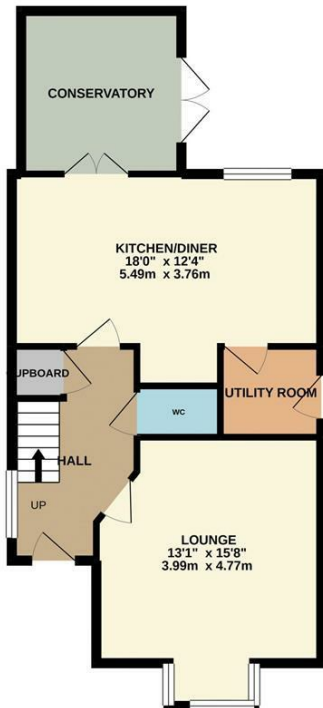
| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         | 85        |
| (69-80) C                                   | 72      |           |
| (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

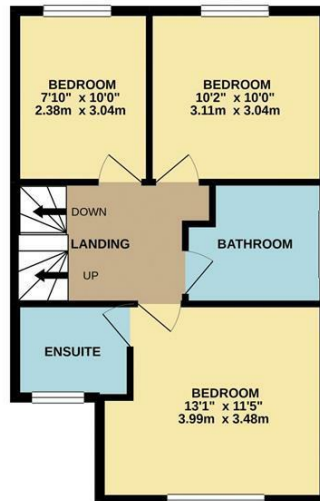


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

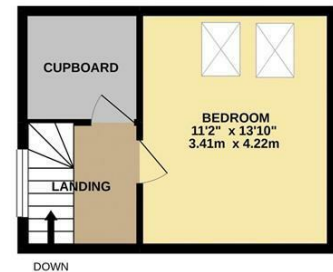
GROUND FLOOR  
585 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR  
484 sq.ft. (44.9 sq.m.) approx.



2ND FLOOR  
249 sq.ft. (23.2 sq.m.) approx.



TOTAL FLOOR AREA : 1317 sq.ft. (122.4 sq.m.) approx.

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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