



**CARVERS**  
SALES & LETTINGS

Heatherburn Court  
Newton Aycliffe, DL5 4UZ  
Offers in the region of £60,000

House - Terraced



Offered for sale with NO ONWARD CHAIN this one bedroom "corner house" features an ALLOCATED CAR PARKING space and enjoys a cul-de-sac location to the edge of Woodham. Equipped with gas central heating to radiators and uPVC double glazing throughout the property features an entrance hallway with fitted kitchen, living room and to the first floor a bedroom with bathroom/WC. An ideal property for a first time buyer, individual or BTL investor.



- Vestibule opening to living room
- Kitchen
- First floor bedroom and bathroom/WC
- Allocated car parking space
- uPVC double glazing
- GCH, (rads)
- Pleasant location to the outskirts of Woodham
- Ideal starter home or BTL investment

### Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

Council Tax:- Band A

Local Authority:- Durham County Council

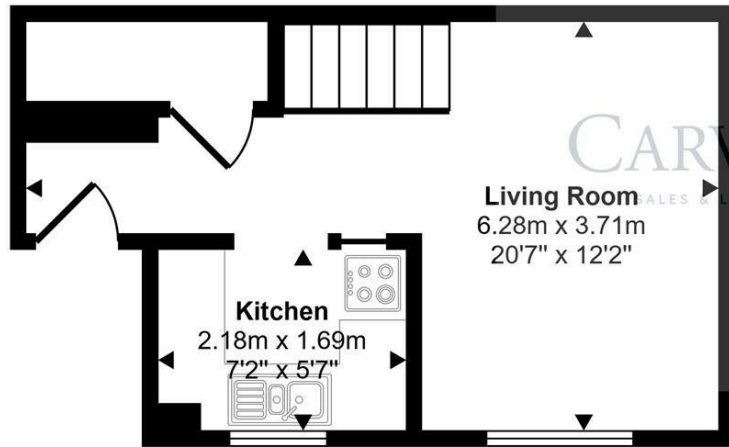
### Buyer(s) Identification Checks

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.

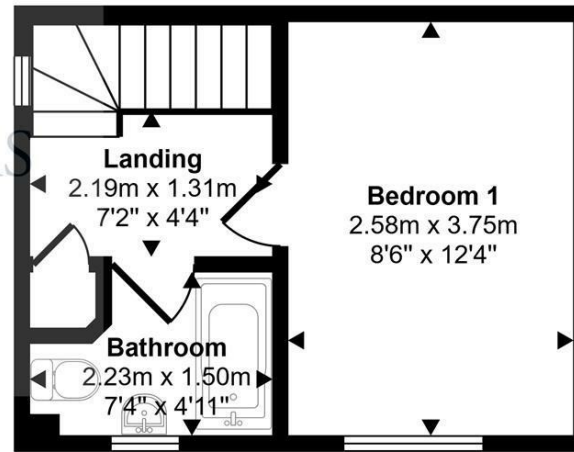
### Property Size

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. conservatory and/or garage)

Approx Gross Internal Area  
40 sq m / 427 sq ft



Ground Floor  
Approx 21 sq m / 227 sq ft



First Floor  
Approx 19 sq m / 200 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property size taken from EPC  
409.00 sq ft

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Your home may be repossessed if you do not keep up repayments on your mortgage.  
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.  
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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