



Market Place, St. Johns Chapel, DL13 1QF  
2 Bed - House  
£135,000

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\* NO FORWARD CHAIN \* POPULAR VILLAGE LOCATION \*

Robinsons are delighted to offer to the sales market, with the benefit of no forward chain this two bedroom mid terrace house. The property is located in the centre of the popular village of St Johns Chapel and is within strolling distance of the village shop, café and public house.

The house is warmed by oil central heating and has UPVC double glazed windows. The internal accommodation comprises; entrance vestibule, lounge and kitchen. To the first floor there are two bedrooms and a shower room.

Outside there is a yard to the rear with storage sheds.

St Johns Chapel is a popular village in Weardale in an area of outstanding natural beauty, its surrounded by an abundance of countryside views and walks.

Contact Robinsons for further information and to arrange an internal viewing.

#### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Oil central heating

EPC Rating: TBC

Tenure: Freehold

Council Tax Band: A

Annual Price: £1,621

Broadband

Basic

15 Mbps

Superfast

80 Mbps

Mobile Signal: Average/Good

#### Disclaimer

The preceding details have been sourced from the seller and OntheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



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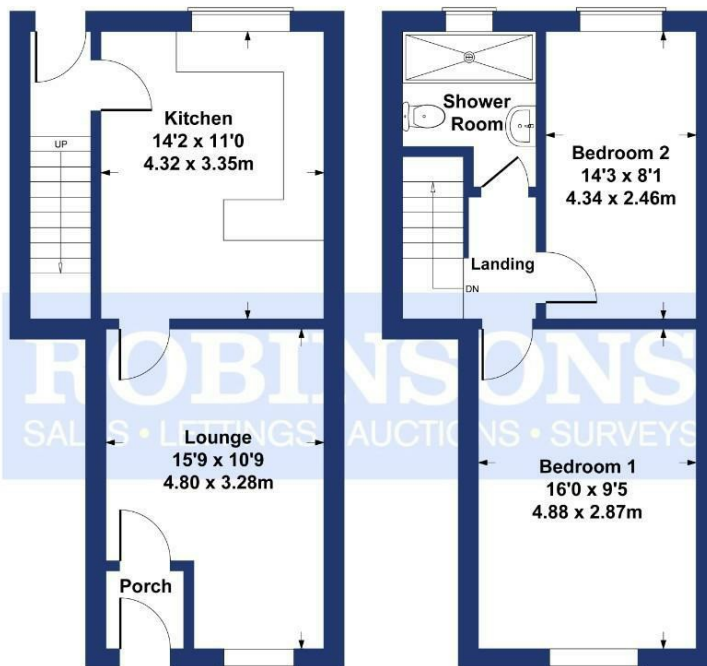
Strategic Marketing Plan

Dedicated Property Manager

## Market Place St Johns Chapel

Approximate Gross Internal Area

760 sq ft - 71 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
105-95 kWh/m <sup>2</sup> /yr	A	
95-85 kWh/m <sup>2</sup> /yr	B	
85-75 kWh/m <sup>2</sup> /yr	C	
75-65 kWh/m <sup>2</sup> /yr	D	
65-55 kWh/m <sup>2</sup> /yr	E	
55-45 kWh/m <sup>2</sup> /yr	F	
45-35 kWh/m <sup>2</sup> /yr	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
102-91 g/kWh	A	
91-80 g/kWh	B	
80-69 g/kWh	C	
69-54 g/kWh	D	
54-47 g/kWh	E	
47-35 g/kWh	F	
35-20 g/kWh	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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