

Vicarage Terrace, Coxhoe, DH6 4AN
2 Bed - House - Terraced
O.I.R.O £140,000

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Vicarage Terrace
Coxhoe, DH6 4AN

Large Rear Garden ** Detached Garage ** Popular Location ** Well Presented & Spacious *

This beautifully presented two-bedroom mid-terraced home has been thoughtfully extended to the ground floor, creating generous and versatile living accommodation ideally suited to modern lifestyles. Finished to a high decorative standard throughout, the property benefits from gas central heating, UPVC double glazing, with all fitted carpets and blinds included in the sale.

The accommodation begins with a welcoming entrance leading into a comfortable lounge, enhanced by a bay window and attractive Adam-style fireplace. A separate dining area provides an excellent space for both everyday dining and entertaining, with French doors opening directly onto the rear courtyard.

A particular highlight is the impressive fitted kitchen, offering an excellent range of storage and generous work surfaces. This flows seamlessly into the bright and versatile garden room, which enjoys a pleasant outlook towards the rear and provides valuable additional living space.

To the first floor are two generously proportioned double bedrooms, with bedroom two benefiting from fitted wardrobes, together with a stylish family bathroom fitted with a contemporary white suite.

Externally, the property offers considerably more than might first be expected. There is an enclosed forecourt to the front and a spacious enclosed yard immediately to the rear. Beyond the rear access road is a paved driveway providing valuable off-street parking, along with a larger-than-average detached garage.

Completing the property is an impressive west-facing rear garden with patio area. Offering an excellent degree of outdoor space, the garden is ideal for relaxing, entertaining and keen gardeners alike.








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DIAGON ALLEY
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Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748p.a
Tenure: Freehold
Property Construction – Standard
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.
Selective licencing area – No
Rights & Easements – None known
Flood risk – Refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – None known
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

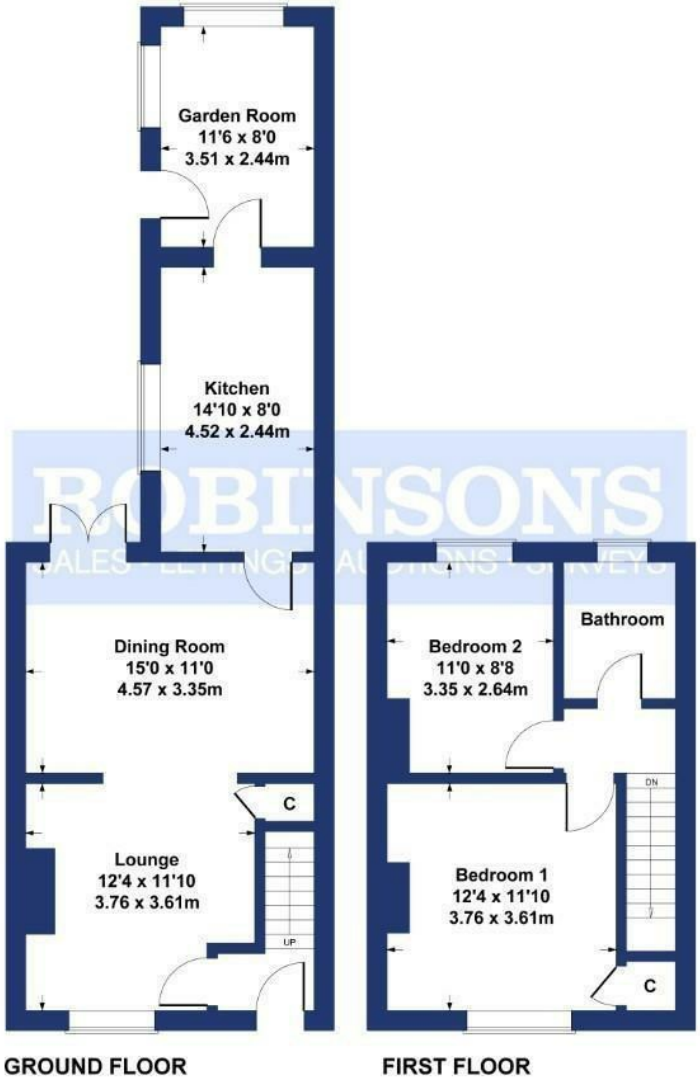
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Sale Ready

Get ready for speedier, smoother and more successful sales with Sale Ready properties!
The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.
The legal pack includes:
• Evidence of title
• Standard searches (regulated local authority, water & drainage & environmental)
• Protocol forms and answers to standard conveyancing enquiries
The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

Vicarage Terrace

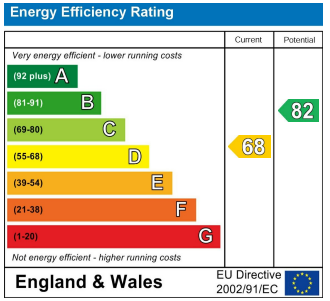
Approximate Gross Internal Area
922 sq ft - 50 sq m



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. 2019



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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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