



Cavendish Court, Brandon, DH7 8UW
2 Bed - House - Semi-Detached
O.I.R.O £125,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

No Upper Chain ** Generous Corner Plot ** Enclosed Rear Garden ** Southerly Rear Aspect ** Driveway Parking ** Well Presented ** Open Plan Kitchen Dining Room ** Extended Floor Plan ** Good Further Potential ** Ideal Starter or Family Home ** Double Glazing & GCH ** Must Be Viewed **

The layout includes an entrance porch, a spacious open-plan kitchen and dining area, a cosy living room featuring French doors leading out to a raised patio that overlooks the garden. Additionally, there's a sizable side conservatory that could serve as additional reception space. Upstairs, the first floor consists of two double bedrooms and a bathroom/WC furnished with a white suite and an over-bath shower. Outside, the property sits on a generous corner plot with gardens and driveway parking. The enclosed rear garden also enjoys a southerly aspect.

Located on a popular development on the outskirts of Brandon Village, which is a lovely semi-rural setting, consisting of a variety of housing styles, and having access to some lovely countryside, walking and cycling routes. There are local neighbourhood shops available within Brandon, as well as nearby Langley Moor and Meadowfield, with a more comprehensive range of shopping, recreational facilities and amenities available within Durham City Centre, which lies approximately 4 miles distant. The property also lies within a few minutes drive of the A(690) Highway which offers access to Willington and Crook to the West and Durham City, A(167) Highway and A1(M) to the East.



GROUND FLOOR

Entrance Porch

Dining Room

11'7 x 9'6 (3.53m x 2.90m)



Kitchen

11'6 x 5'3 (3.51m x 1.60m)

Lounge

15'0 x 11'0 (4.57m x 3.35m)

Conservatory

10'3 x 9'3 (3.12m x 2.82m)

FIRST FLOOR

Bedroom

15'0 x 8'4 (4.57m x 2.54m)

Bedroom

11'0 x 7'10 (3.35m x 2.39m)

Bathroom/WC

7'10 x 4'7 (2.39m x 1.40m)



Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 6 Mbps, Superfast 54 Mbps

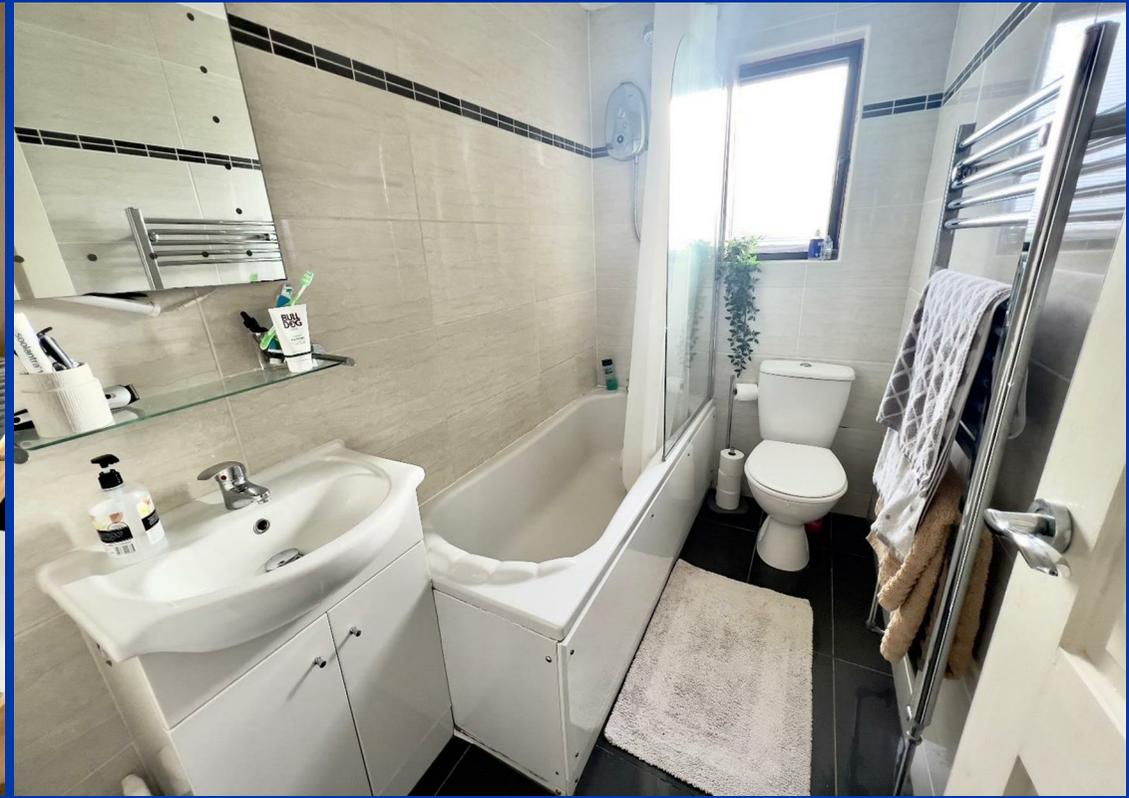
Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1801pa

Energy Rating: D

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 & C, should be sought from a legal representative or appropriate authorities. Robnsons cannot accept liability for any information provided.





Cavendish Court

Approximate Gross Internal Area
825 sq ft - 77 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. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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