



Croft Terrace, DL14 8PQ
2 Bed - House - Terraced
£72,000

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Situated the quiet location of Croft Terrace, Robinsons Estate Agents are pleased to offer to the market this deceptively spacious two bedroom mid terraced house. The property is gas centrally heated and fully UPVC double glazed throughout making this an ideal home for numerous buyers including investors and first time buyers. The property lies within the village of Coundon, which has a range of amenities, transport links and local schooling.

In brief the property comprises; entrance lobby, hallway, lounge, separate dining room, modern fitted kitchen, and bathroom to the ground floor whilst to the first floor there is the landing area, two good sized bedrooms and large shower room. Externally to the front is a pleasant forecourt garden and to the rear is a enclosed yard.

Energy Efficiency TBC | Council Tax Band A | Tenure Freehold

To arrange a viewing please call Robinsons on 01388 458111

GROUND FLOOR

Entrance Lobby

Entered via a uPVC door from the front.

Hallway

With stairs to the first floor

Lounge

12'5" x 11'8" (3.80 x 3.56)

With feature fire place housing a gas fire and uPVC double glazed bay window to the front offering open views, and archway through to the dining room.

Dining Room

14'3" x 11'8" (4.36 x 3.56)

With wall mounted coal effect electric fire, under stair storage cupboard and uPVC double glazed window to the rear.

Kitchen

15'8" x 7'10" (4.80 x 2.40)

Fitted with a range of wall and base units having contrasting worktops incorporating gas hob with extractor hood, eye level double oven, single drainer sink unit, plumbing for an automatic washing machine, tiled splashbacks and flooring, uPVC double glazed window and double glazed door to the rear yard.

Bathroom

Fitted with a four piece suite comprising panelled bath, separate shower cubicle with electric shower, pedestal wash basin, low level WC, tiled walls and floor and uPVC double glazed window to the rear.

FIRST FLOOR

Landing

With storage cupboard

Bedroom 1

14'7" x 12'5" (4.47 x 3.80)

With built in wardrobes and bridging unit, dressing table with drawers and uPVC double glazed window to the front.

Bedroom 2

14'4" x 8'8" (4.38 x 2.66)

With uPVC double glazed window to the rear.

Shower Room

Fitted with a three piece suit comprising double quadrant shower cubicle with mains fed shower, pedestal wash basin, low level WC, tiled splash backs and flooring, storage cupboard and uPVC double glazed window to the rear.

EXTERNAL

To the front of the property there is a walled enclosed paved garden for low maintenance, whilst to the rear there is a paved yard with small storage shed. outside tap and pedestrian gate to a rear lane.

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 4Mbps, Superfast 80Mbps,

Mobile Signal/Coverage: Average

Tenure Freehold

Council Tax: Durham County Council, Band A- Approx. £1469 (min)

Energy Rating: TBC

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. Robinsons cannot accept liability for any information provided.



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Croft Terrace
Approximate Gross Internal Area
1109 sq ft - 103 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
105-91	B		
89-85	C		
69-84	D		
55-64	E		
45-54	F		
35-44	G		
Not energy efficient - higher running costs			
		66	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
101-91	B		
89-80	C		
69-54	D		
55-54	E		
45-38	F		
35-28	G		
Not environmentally friendly - higher CO ₂ emissions			

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