



Croft Terrace, DL14 8PQ  
2 Bed - House - Terraced  
£69,950

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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

Council Tax: Durham County Council, Band A - Approx. £1701 p.a

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard,

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

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 – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – yes

Probate – NA

Rights & Easements – None known, check with seller

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 – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – any alterations or conversions etc.

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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Dedicated Property Manager

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

## DURHAM

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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.

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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