



Rodney Walk, DL14 8LX
2 Bed - House - End Terrace
£45,000

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Being sold with a long term sitting tenant, we are delighted to bring to the market this two bedroom end terrace house. Warmed by gas fired central heating and having UPVC double glazed windows.

The internal accommodation comprises; entrance hallway, lounge, dining room, kitchen. To the first floor there are two bedrooms and a family bathroom.

Outside the house has a garden to the front and enclosed yard to the rear with single garage.

Coundon is located a short drive away from Bishop Auckland and has a Sainsburys local, health care facilities, schooling and is on a bus route.

Energy Efficiency Rating D | Council Tax Band A | Tenure Freehold

To arrange a viewing please call Robinsons on 01388 458111

GROUND FLOOR

Entrance Hall

Lounge

Dining Room

Kitchen

FIRST FLOOR

Bedroom 1

Bedroom 2

Bathroom

EXTERNAL

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 4 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A- Approx. £1621 (min)

Energy Rating: D

Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

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

OUR SERVICES

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Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Rodney Walk, Coundon

Approximate Gross Internal Area
769 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. 2024

Energy Efficiency Rating		Current	Potential
105-91m ² A			
81-104m ² B			
65-80m ² C			
55-64m ² D			
49-54m ² E			
43-48m ² F			
37-42m ² G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	65	78

Environmental Impact (CO ₂) Rating		Current	Potential
105-91m ² A			
81-104m ² B			
65-80m ² C			
55-64m ² D			
49-54m ² E			
43-48m ² F			
37-42m ² G			
Not environmentally friendly - higher CO ₂ 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.

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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