



**CARVERS**  
SALES & LETTINGS

Brough Meadows  
Catterick, DL10 7NX  
Price £240,000

House - Detached



This wonderful detached home in Catterick Village is sure to attract attention. Located on a quiet, popular estate and finished to a great standard this home is ready to love. Situated on a generous plot, the internal accommodation consists of an entrance hallway, living room open into dining room, conservatory and kitchen to the ground floor. The first floor holds three good sized bedrooms and a house bathroom. Externally the property offers a private rear garden with lawn and patio areas, a gravelled front drive offering ample off street parking and a driveway leading to a detached garage. Gas central heating and UPVC double glazing is present throughout, as expected. A detached family home in brilliant condition, this isn't one to be missed. EPC rating D, North Yorkshire Council tax band C.



- Detached Home
- Three Bedrooms
- Ample Parking
- Private Rear Garden
- Popular Village Location
- Three Reception Rooms
- Detached Garage

### Buyer Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

### General Information

Tenure: Freehold

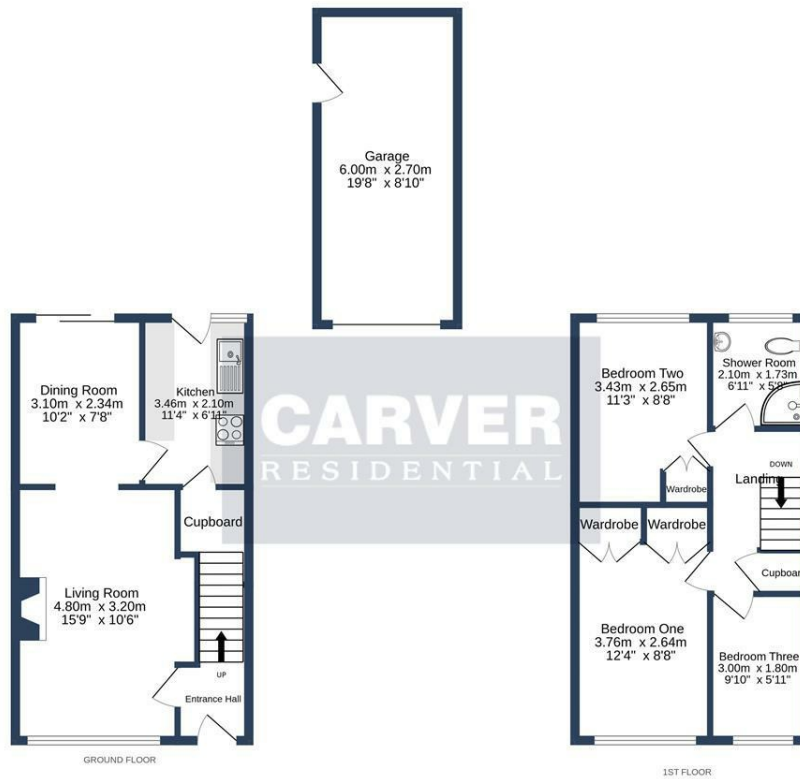
Services: Double glazing, gas central heating, mains electric, water and drainage.

Local Authority: North Yorkshire County Council (Tax Banding C)

### Property Size Reference

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)





**CARVER**  
RESIDENTIAL

BROUGH MEADOWS, CATTERICK VILLAGE, DL10 7NX.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Property size taken from EPC  
754.00 sq ft

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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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