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St. Johns Park  
Aldbrough St. John, Richmond, DL11 7TW  
**Price £300,000**

Bungalow - Detached  
3 Bedroom/s  
1 Bathroom/s

Well positioned in the popular village of Aldbrough St John, this lovely detached bungalow is in need of some updating but offers a fantastic opportunity for a new purchaser to create their dream home in a very sought after location. The spacious corner plot enjoys an airy south west facing with plenty of sunshine. In good order the property could be inhabited whilst updates take place.

Being sold with NO ONWARD CHAIN the property has three bedrooms, a generous kitchen area, spacious lounge with adjoining dining room which leads through to a conservatory and a shower room with large walk in shower. Externally the property has beautiful, private, wrap around gardens which overlook fields to the rear, and a driveway leading to a garage with workshop area to the rear.

Aldbrough St John is an extremely popular village with a fantastic and active community noted for its annual feast, cricket ground, pretty village greens and pleasant walks. The village has its own well respected pub The Stanwick Arms which is a cozy spot to have a meal and meet the neighbours. Located just 7 miles from the popular Market Town of Richmond which offers many top-class restaurants, pubs and tea shops, perfect for a spot of lunch, afternoon tea or a lazy supper, and the chance to browse the weekly market and monthly farmers' market with local produce and crafts is not to be missed. EPC rating E, North Yorkshire Council tax band E.





- Popular Village
- 3 Bedrooms
- In Need of Updating
- Cul de sac location
- Lovely Gardens
- No Onward Chain

#### **General Information**

Tenure: Freehold  
Services: Gas central heating, mains electric, water and drainage.  
Double glazing  
Local Authority: North Yorkshire Council (Tax Banding E)

#### **Buyer Identification Charge**

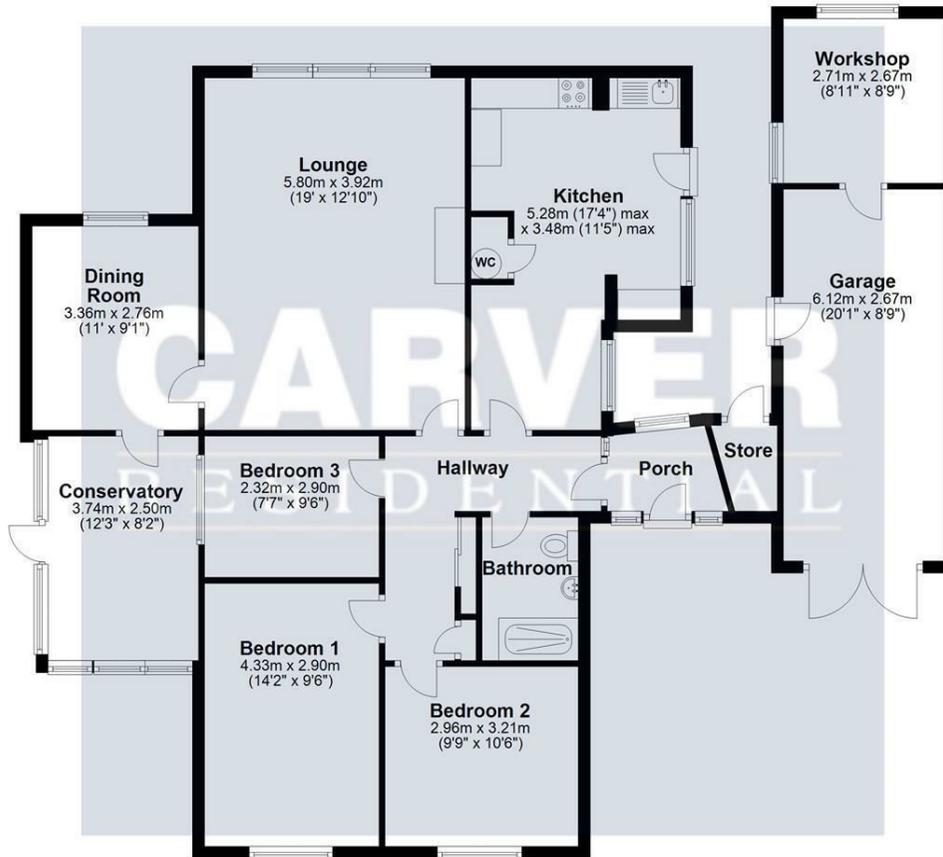
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify 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.

#### **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)

### Ground Floor

Approx. 129.2 sq. metres (1390.4 sq. feet)



Total area: approx. 129.2 sq. metres (1390.4 sq. feet)

Sketch Plan: Not To Scale. For Illustrative Purposes Only. Created by HJ Cadplan Ltd. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>45</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 from EPC  
850.00 sq ft

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MAB 6202



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