



CARVERS
SALES & LETTINGS

St. Giles Close
Colburn, Catterick Garrison, DL9 4NU
Offers in the region of £200,000

Bungalow - Detached



Rarely available, this modern detached bungalow in Colburn is sure to attract interest. Located in a quiet cul-de-sac with a spacious plot the property must be seen to be appreciated. Internal accommodation consists of an welcoming entrance hallway, well-sized living room, generous kitchen breakfast room, conservatory extension, two good-sized double bedrooms and a well finished house bathroom. Externally the property offers gated off street parking and gardens to three sides of the property. Finished to an exacting standard in pleasant tones the property is ready to love. Gas central heating and UPVC double glazing is also present throughout, as expected. EPC rating D, North Yorkshire Council tax band B.



- Detached Bungalow
- Extended With Conservatory
- Kitchen Dining Room
- Off Street Parking
- Cul-de-sac Location
- Two Double Bedrooms
- Private Garden

General Information

Tenure: Leasehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: North Yorkshire Council (Tax Banding B)

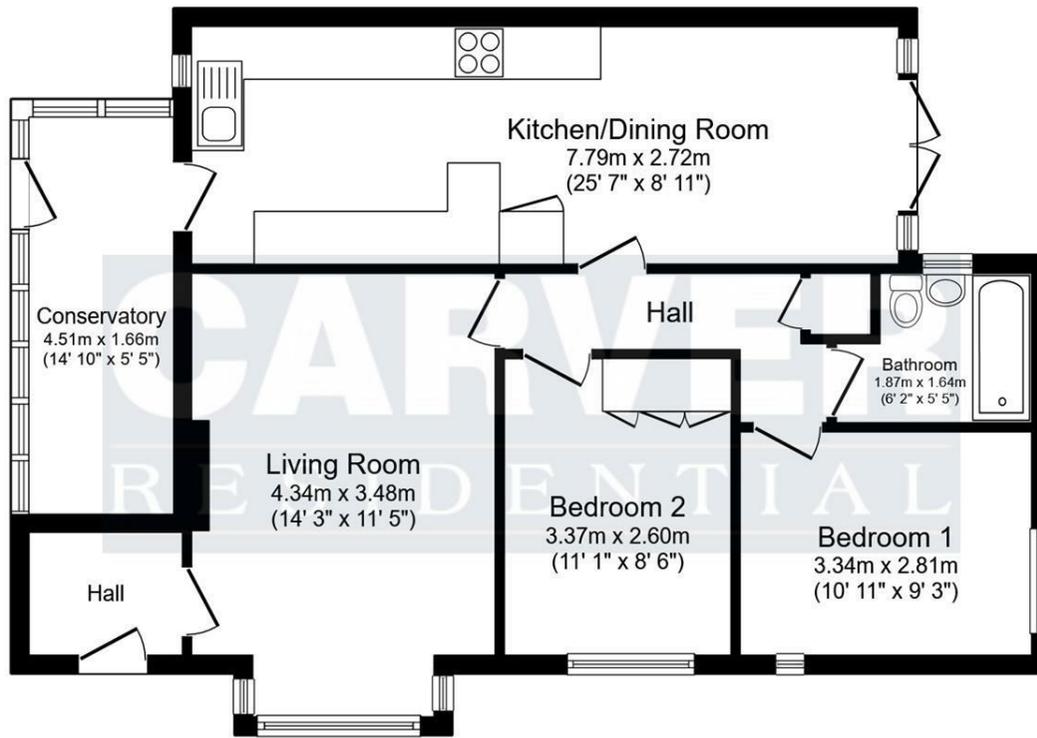
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Property Size Reference

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)





Floor Plan

Floor area 77.2 sq.m. (831 sq.ft.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Total floor area: 77.2 sq.m. (831 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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