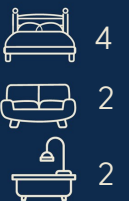




CARVERS
SALES & LETTINGS

Colville Crescent
Catterick Garrison, DL9 4LX
Price £230,000

House - Semi-Detached



Offered CHAIN FREE is this generously proportioned family home in Colburn, Catterick Garrison. Situated conveniently on Colville Crescent, just off Colburn Lane and handily located for the town centre, commuter networks and the surrounding countryside. Internal accommodation consists of an entrance hallway, kitchen breakfast room and living/dining room to the ground floor. The first floor holds four well sized bedrooms and a house bathroom. Externally the property offers off street parking, a useful garage with doors at both ends (holding a ground floor WC also) and a spacious rear garden with lawned and paved areas and a further detached garage. Finished well with scope for personalisation, this property could be the ideal family home. EPC rating TBC, North Yorkshire Council tax band B.



- CHAIN FREE
- Quiet Location
- Large Rear Garden
- Good-Sized Family Home
- Four Bedrooms
- Garage with Double doors

General Information

Tenure: Freehold

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

Double glazing.

Local Authority: North Yorkshire Council (Tax Banding B)

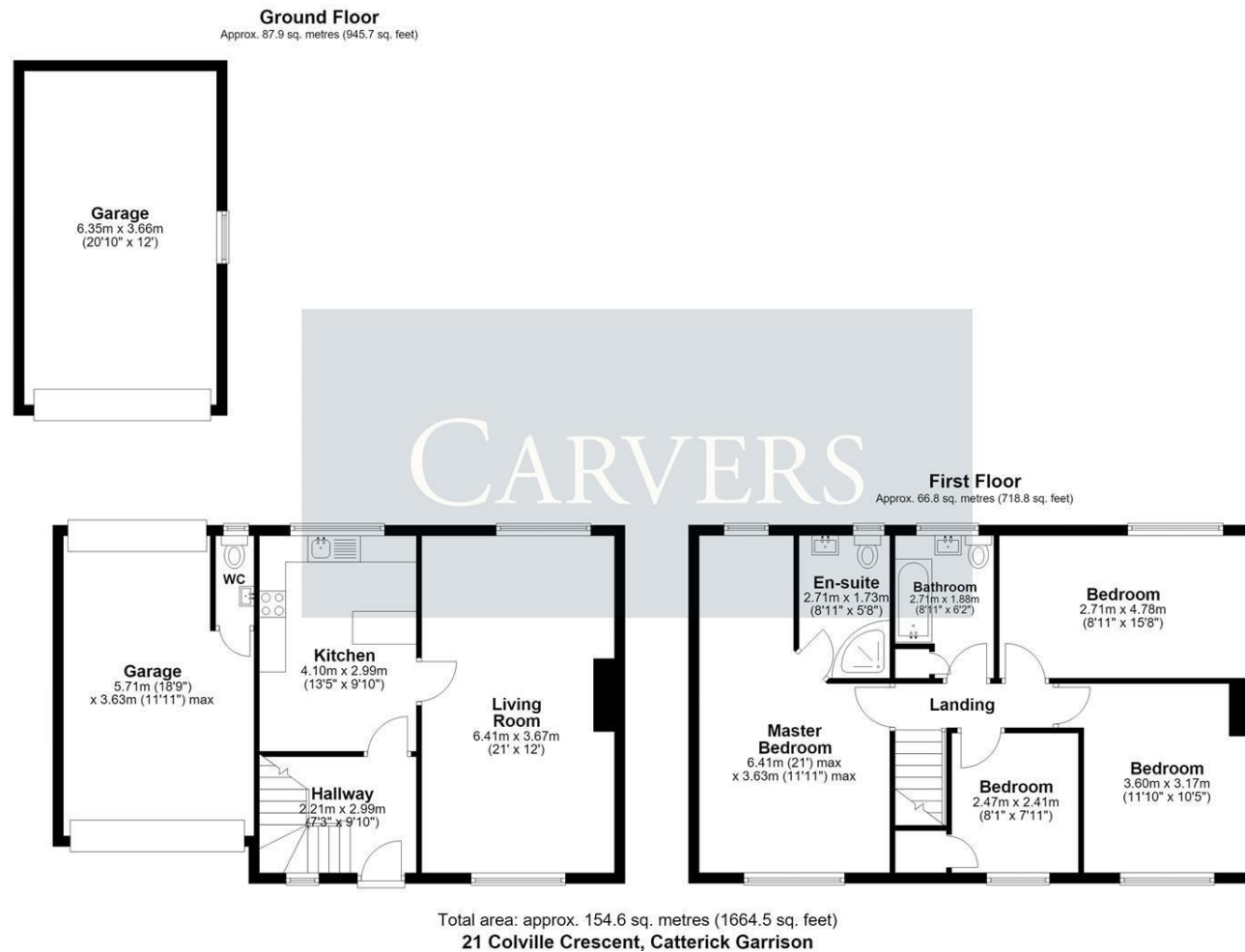
Buyer Identification Check

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)





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

Property size taken from EPC
sq ft

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Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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