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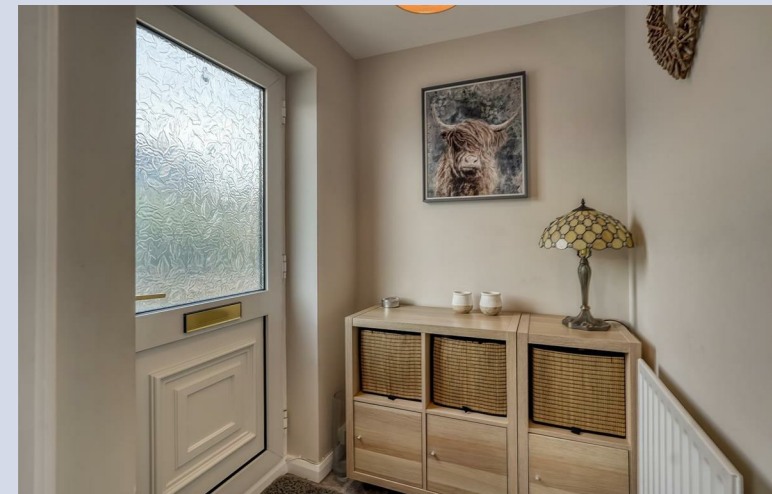
St. Giles Close  
Colburn, Catterick Garrison, DL9 4NU

**Offers in the region of £200,000**

Bungalow - Detached  
2 Bedroom/s  
1 Bathroom/s



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

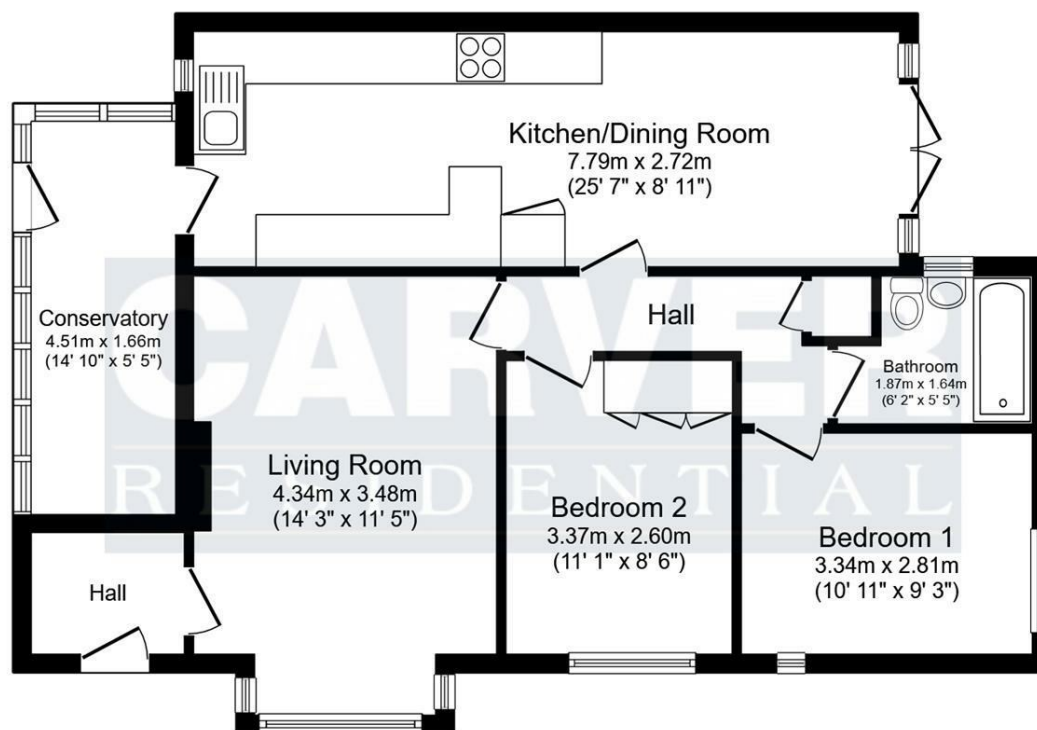
Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: North Yorkshire Council (Tax Banding B)

#### Buyers 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.



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

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](http://www.Propertybox.io)

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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>81</b>
		<b>62</b>
England & Wales		EU Directive 2002/91/EC

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MAB 6202



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