



country properties  
village properties  
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building plots

Woodland Avenue  
Colburn, Catterick Garrison, DL9 4WD

**Offers over £180,000**

**NICK & GORDON**  
**CARVER**  
RESIDENTIAL



\*\*\*Attention First Time Buyers\*\*\*

A surprisingly spacious property, with en-suite shower room off the double bedroom, ground floor cloakroom and a lovely dining kitchen, flooded with natural light.

The property opens into the entrance hall, leading off is the sitting room, kitchen diner, with double doors leading out to an enclosed rear garden, cloakroom and storage cupboard completes the accommodation on this floor.

To the first floor, the landing leads to two well proportioned double bedrooms, one with en-suite shower room, built in wardrobes, single bedroom and family bathroom with shower over bath.

Heading outside is an enclosed rear garden with a useful storage shed and two off-street parking spaces for vehicles to the front.

Early viewing recommended.





- Ideal First Time Buyers Property
- Cloakroom
- Enclosed Rear Garden
- Double Glazed Throughout
- Kitchen Diner
- En-suite Shower Room
- Off-Street Parking for Two Vehicles
- Viewing A Must

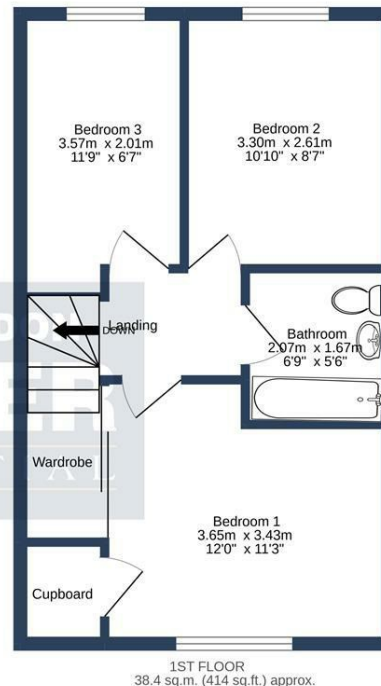
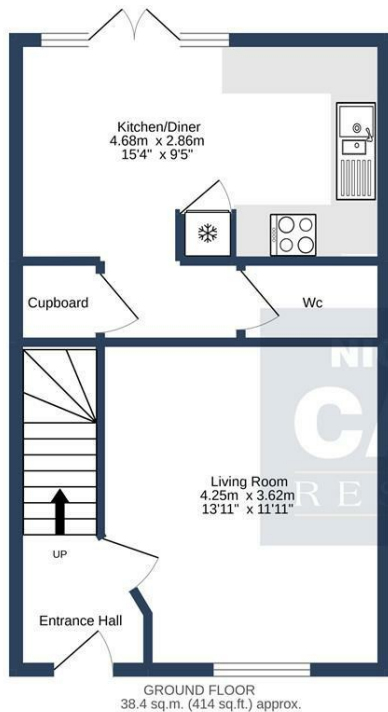
#### General Remarks

Tenure: Freehold

Services: Mains Gas, Electricity and Water

Council Tax: C





WOODLAND AVENUE, COLBURN, DL9 4WD.

TOTAL FLOOR AREA : 76.9 sq.m. (827 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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>		93
(81-91) <b>B</b>	82	
(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>England &amp; Wales</b>		EU Directive 2002/91/EC

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