



CARVER
RESIDENTIAL
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Richmond Close
Shildon, DL4 1NW

Offers in the region of £325,000

Bungalow - Detached
3 Bedroom/s
2 Bathroom/s

Offered for sale with NO ONWARD CHAIN this immaculate individually designed DETACHED bungalow is pleasantly situated within this desirable cul-de-sac location where properties rarely become available. An internal viewing will reveal an entrance hallway, living room opening to a large garden room extension which benefits underfloor heating, modern fitted kitchen/dining room with a range of integrated appliances, principal bedroom with built-in wardrobes and en-suite shower room/WC, two further bedrooms and a further shower room/WC. Externally there are gardens to both the front and rear with integral garage.





- Detached
- Living room opening to large garden room
- Further shower room/WC
- Integral garage
- Popular cul-de-sac location
- Fitted kitchen/dining room
- En-suite shower room/WC
- Driveway
- Roof solar panels
- No onward chain

Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage
Roof solar panels
uPVC double glazing throughout

Council Tax:- Band D
Local Authority:- Durham County Council

Buyer(s) 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.

Property Size

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. garage)



RICHMOND CLOSE, SHILDON, DL4 1NW.

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 operation or efficiency can be given.
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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 from EPC sq ft

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There will 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

MAB 6202



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