



**CARVER**  
RESIDENTIAL  
Sales • Lettings • Property Management

Farnham Close  
Woodham, DL5 4RP

**Offers over £125,000**

House - Semi-Detached  
2 Bedroom/s  
1 Bathroom/s



Enjoying a pleasant cul-de-sac location this SEMI-DETACHED property is offered for sale with NO ONWARD CHAIN and features a driveway leading to a detached timber garage. Equipped with gas central heating to radiators and uPVC double glazing the property occupies a generous corner plot and features an entrance vestibule, living room, fitted kitchen/dining room, side porch, two bedrooms and a shower room/WC.







#### **Agents Notes**

Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

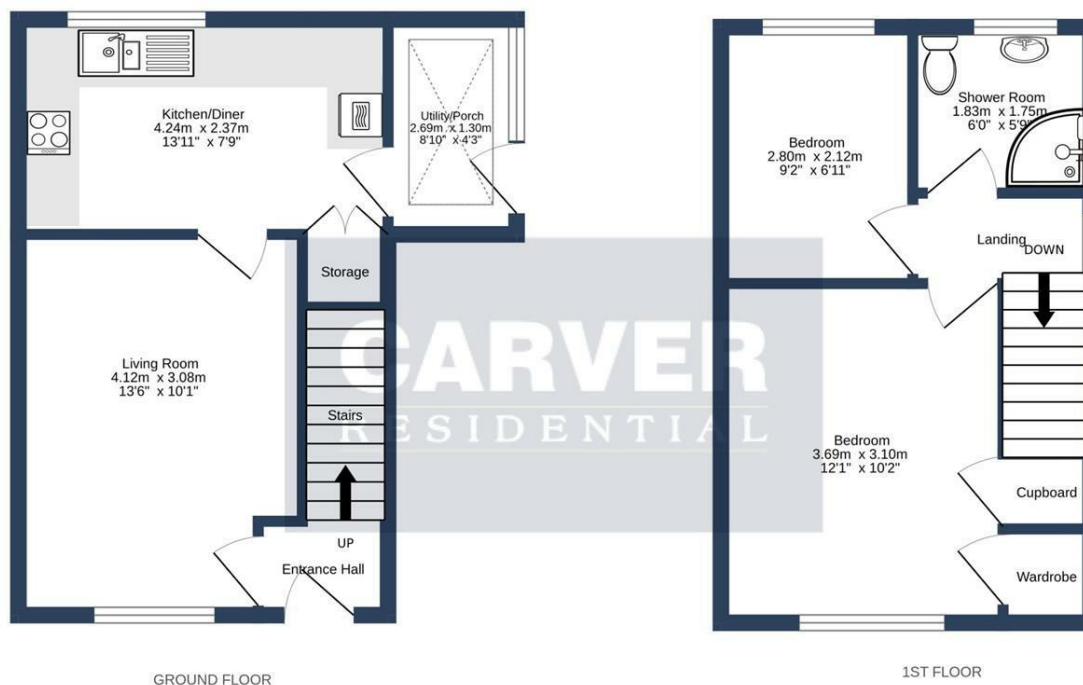
Council Tax:- Band A

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.





FARNHAM CLOSE, NEWTON AYCLIFFE. DL5 4RP.

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>		<b>90</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>		<b>71</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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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



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