



Offered CHAIN FREE is this wonderfully located period cottage in Barnard Castle. Excellently finished throughout and ready to love the property is sure to catch the eye. Sitting just a short stroll from Barnard Castle town centre, in the shadow of the castle itself, this quaint cottage is perfectly situated. Internal accommodation consists of a well fitted kitchen dining room leading to a spacious living room with a rear lobby to the ground floor, the first floor holds two well sized bedrooms and a well finished bathroom. Externally the property offers off street parking, a paved courtyard garden and a separate lawned garden with fantastic views of the castle. EPC rating D, Durham County Council Tax band A.





- CHAIN FREE
- Wonderful Location
- Courtyard Paved Garden
- Excellent Condition Throughout

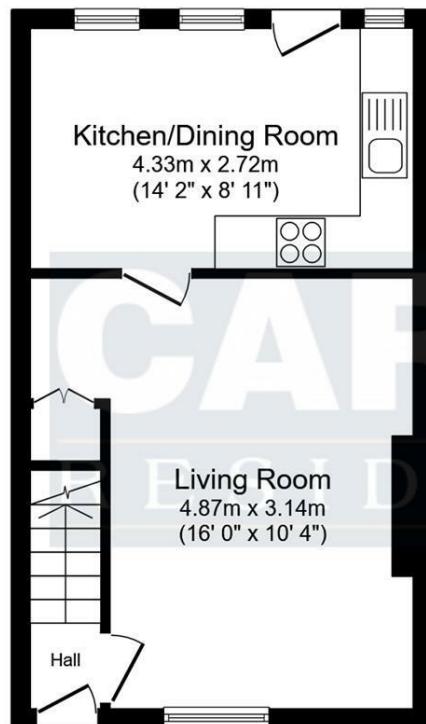
- Period Cottage
- Two Bedrooms
- Separate Garden Included

#### GENERAL INFORMATION

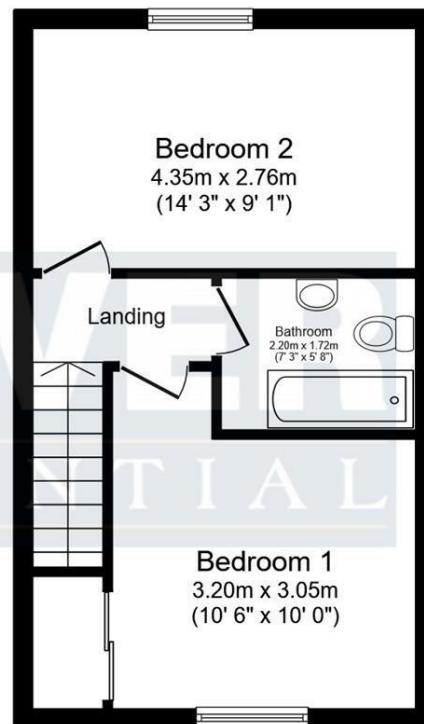
Tenure: Freehold  
Services: Gas central heating, mains electric, water and drainage.  
Double glazing  
Local Authority: Durham County Council (Tax Banding A)

#### 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.



**Ground Floor**  
Floor area 33.3 sq.m. (358 sq.ft.)



**First Floor**  
Floor area 33.3 sq.m. (358 sq.ft.)

**Total floor area: 66.6 sq.m. (717 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

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