



CARVERS

SALES & LETTINGS

Brougham Street

Darlington, DL3 0NB

Price £82,500

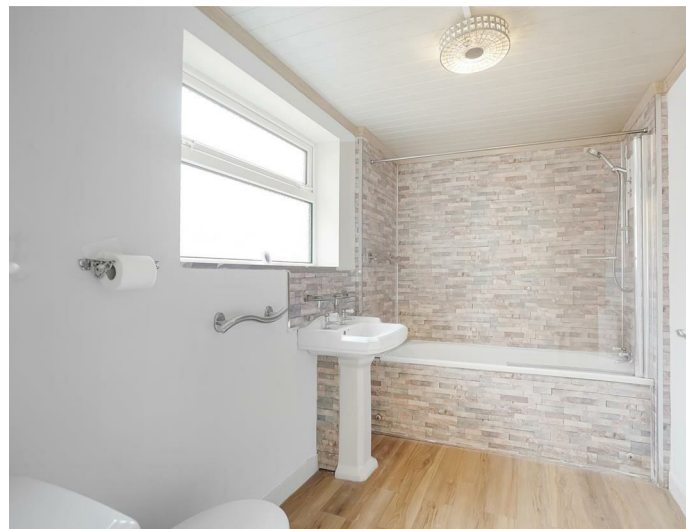
House - Terraced



Ideally suiting the first time buyer or the property investor this is a conveniently located terraced house which has the potential of providing a healthy rental yield.

The property offers accommodation which briefly comprises on the ground floor; entrance lobby, lounge with fireplace, kitchen/dining room fitted with a range of floor and wall units, rear lobby and a bathroom/w.c. with a shower. To the first floor there are two bedrooms, the master a particularly good size. There is an enclosed yard to the rear.

Brougham Street is situated close to a range of local amenities including schools, shops and a regular bus service.



- Ideal first time buy or investor property
- Conveniently located
- Kitchen/dining room with floor and wall units
- Healthy rental yield potential
- Lounge with fireplace
- Two bedrooms good size master

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)

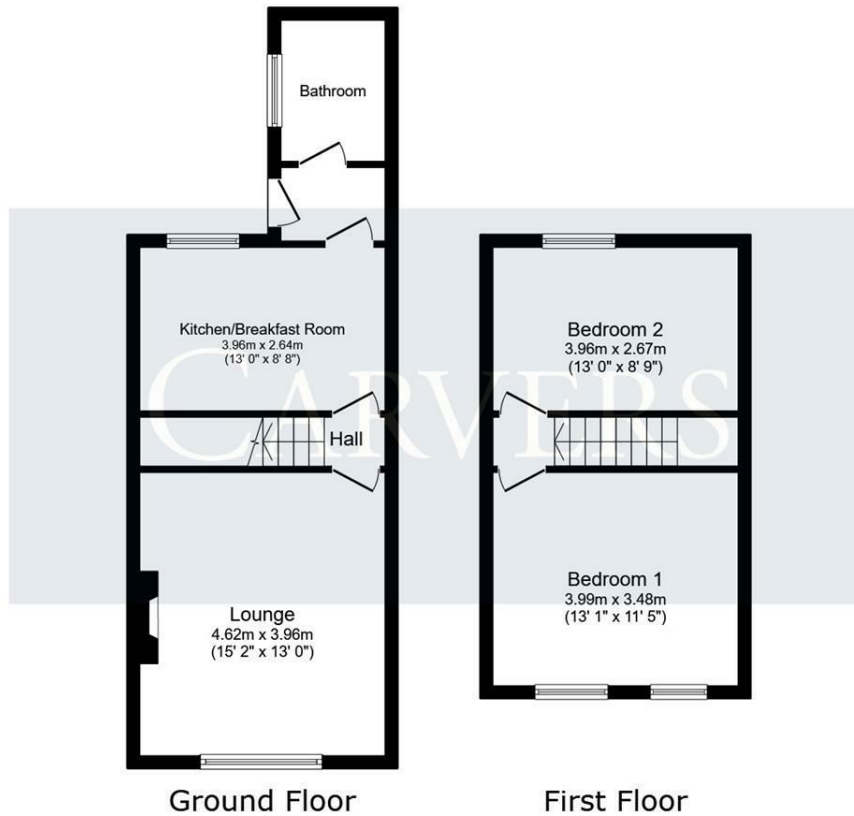
Buyers Identification Checks

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.

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. this may potentially exclude e.g. a conservatory and/or garage)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property size taken from EPC
731.95 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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 There may 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.

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