

Rochester Court, Ingleby Barwick



£185,000





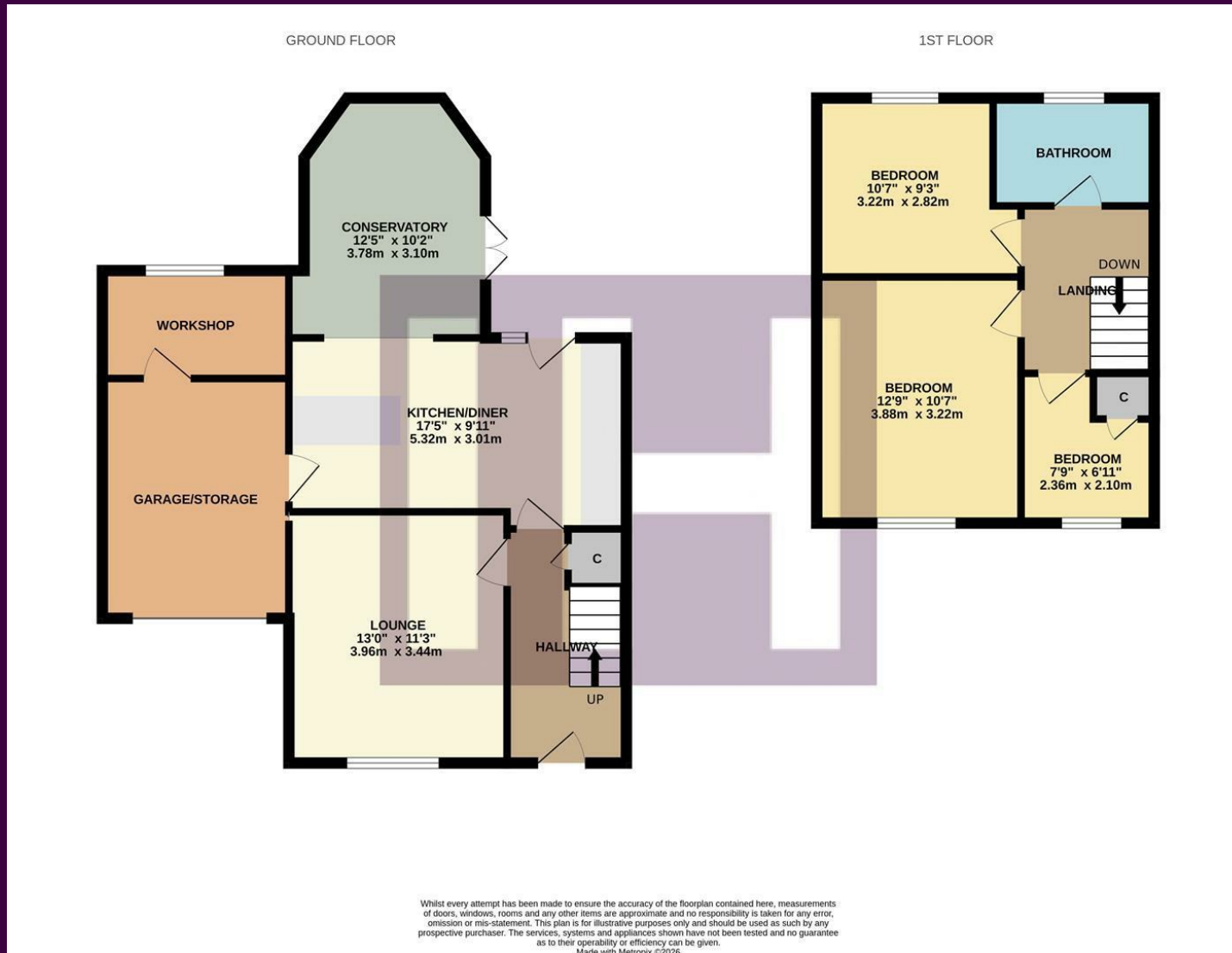
This attractive three bedroom property is perfectly situated for local schooling, whilst enjoying a pleasant cul-de-sac position, undoubtedly features that will prove attractive to younger family's.

Modern and impressive, the ground floor is significantly enhanced with the addition of a large roofed conservatory, being open plan to the open-plan fitted kitchen diner with built in breakfast bar/work station. Whilst the ground floor also brings a separate independent lounge. The first floor delivers three bedrooms, and the modern refitted family bathroom.



A side drive passes the lawed front garden, allowing off-road parking and approaching the side garage with an adjoining workshop/laundry. The rear garden is fully fence enclosed, with deck and lawn, whilst enjoying a private rear outlook.

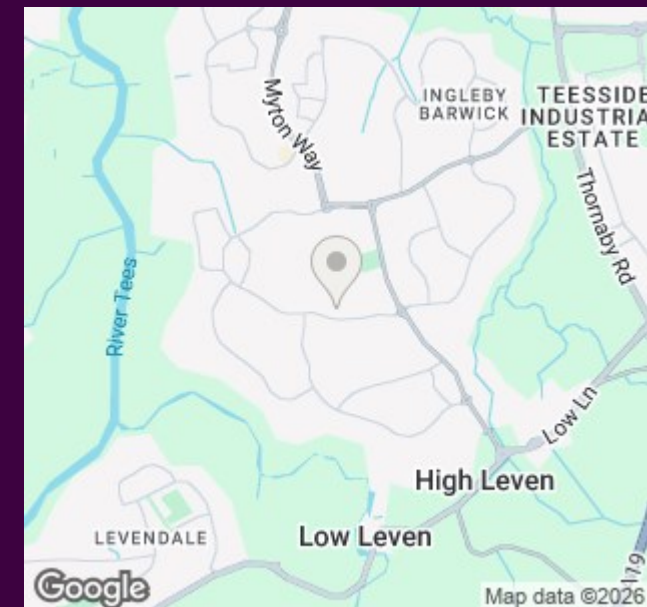
The Layout



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			
		72	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The Location



Council Tax Band:
Tenure:

C
Freehold



- Cuk-de-sac position, ideally located for 'highly regarded' schooling
- Rear roofed conservatory enhancing the living space
- Impressive open-plan kitchen/diner
- Spacious independent lounge
- Modern, refitted family bathroom
- Enclosed rear garden with private outlook, drive and side garage



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