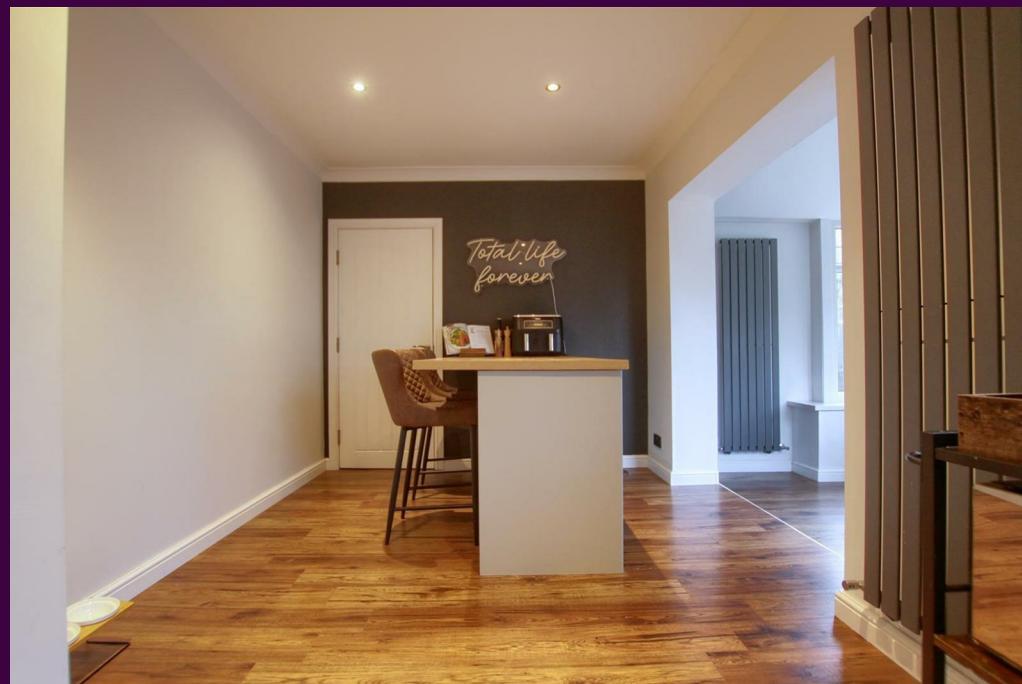


# Rochester Court, Ingleby Barwick



£185,000

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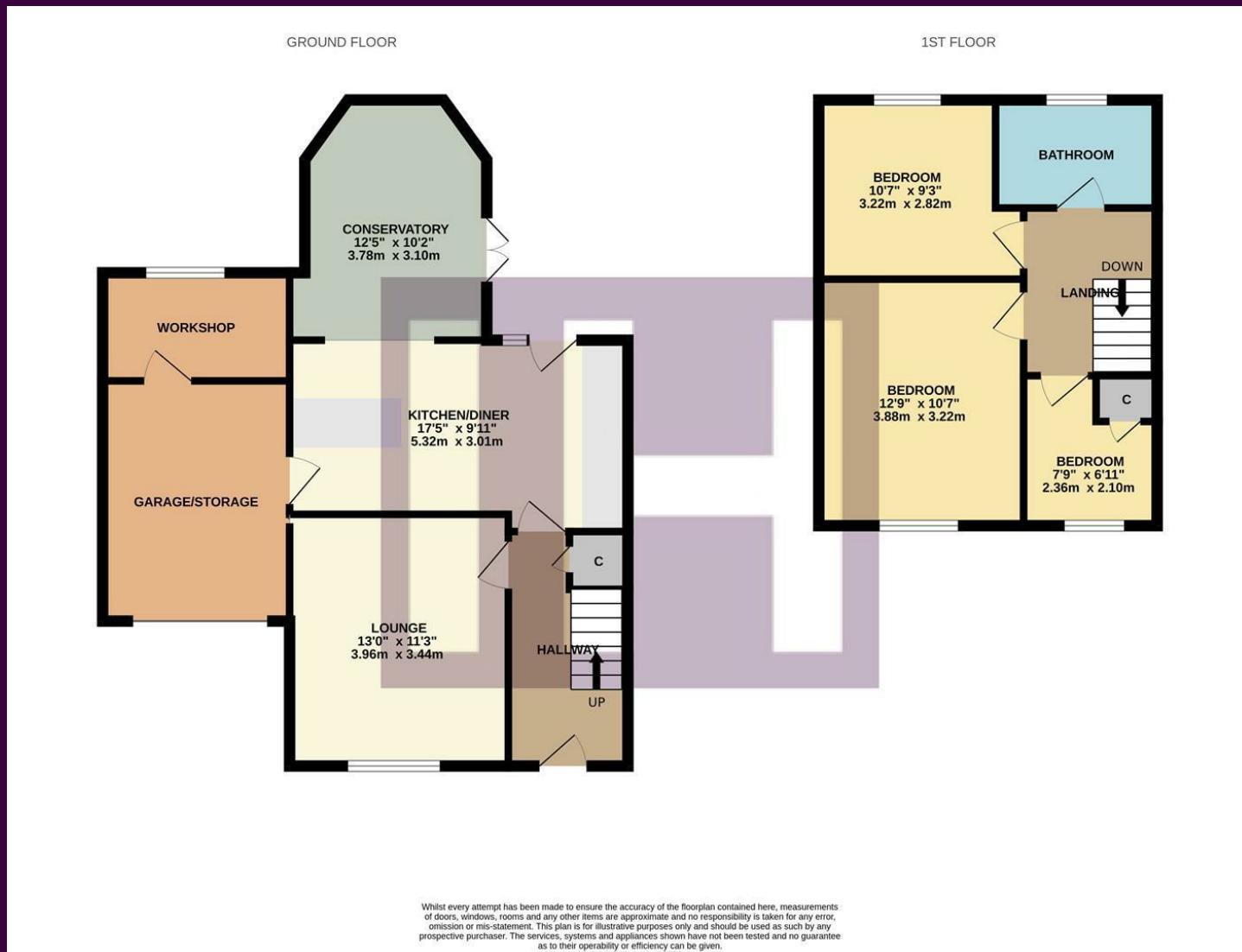
This attractive three bedroom property is perfectly situated for local schooling, whilst enjoying a pleasant cul-de-sac position, undoubtedly features that will prove attractive to younger family's.

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.



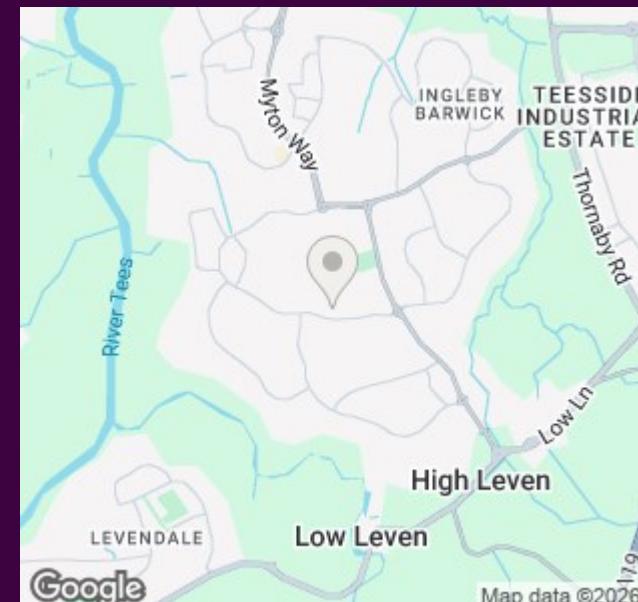
A side drive passes the lawed front garden, allowing off-road parking and approaching the side garage with an adjoining workshop/laundry. The rear garden is fully fence enclosed, with deck and lawn, whilst enjoying a private rear outlook.

# The Layout



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

## 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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