



7 Vicarage Road, Catterick Garrison.

Offers in the region of £145,000

Forming part of this popular development, and being conveniently positioned for all local amenities, this immaculately presented bungalow provides well planned and manageable living spaces that will appeal to a range of buyers. The layout features a living room, a kitchen, two double bedrooms, a bathroom and a cloakroom. Externally there is driveway parking, a garage and a South West facing garden. Being offered CHAIN FREE, an early inspection is strongly recommended!

52 Richmond Road, Catterick Garrison, North Yorkshire, DL9 3JF

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Entrance Lobby:

Accessed through a upvc part glazed door and having inset coir matting and a cloaks cupboard.

Cloakroom:

Fitted with a WC and a wash hand basin set on a vanity unit. There is a radiator and a upvc double glazed window.

Living Room:

5.94m x 3.17m

A generous room having a upvc double glazed window to the front of the property. There is a TV point, two radiators and a modern style electric fire.



Kitchen:

2.99m x 2.38m

Fitted with a range of beech effect wall and base units with complementing countertops. Integrated into the units are an electric hob and oven with an extractor over.



There is plumbing for a washing machine, space for an under counter fridge and a upvc double glazed window. A half glazed upvc door gives access to the side of the property.

Inner Hall:

With loft access and an airing cupboard with a radiator and shelving.

Bedroom:

3.55m x 2.75m

A double bedroom having a radiator and a upvc double glazed window overlooking the garden.



Bedroom:

2.81m x 2.72m

A double bedroom with a radiator, a upvc double glazed window and a fully glazed door to the garden.



Bathroom:

2.30m x 1.85m

Fitted with a white suite that comprises a bath with a shower over, a WC and a wash hand basin. There is a radiator and a upvc double glazed window.



External

The property is set back from the road behind a low fence and a gravelled forecourt garden. The driveway provides off street parking and leads to the garage.

The **Garage** (5.32m x 2.62m) has an up and over door, a door to the garden and a window.

The South West facing rear garden is low maintenance and enjoys the sun throughout the day.



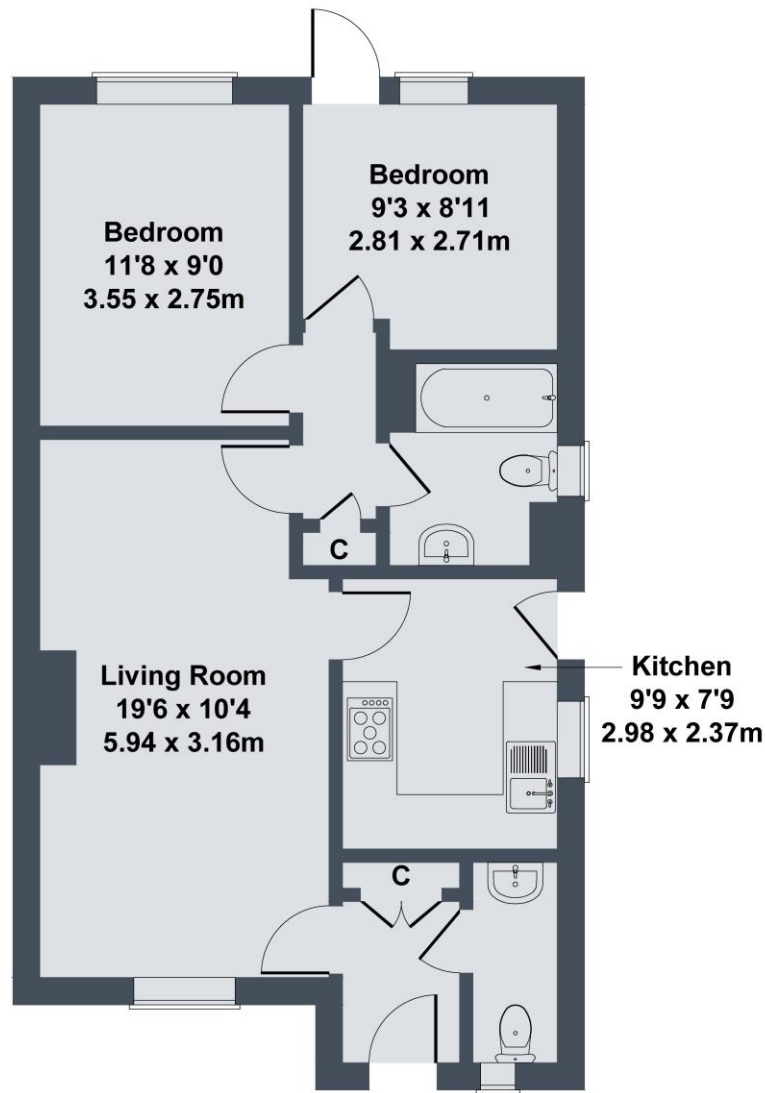
Additional Information

The postcode is DL9 4TA and the Council Tax Band is C.

The Potterton gas fired boiler is located in the kitchen.



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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.