



High Street, Tow Law, DL13 4DL  
2 Bed - House  
£65,000

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\* NEWLY FITTED KITCHEN \* NEW CARPETS \* OFF STREET CAR PARKING \* NO ONWARD CHAIN \* TWO RECEPTION ROOMS \* BAXI GAS COMBINATION BOILER \* UPVC DOUBLE GLAZED WINDOWS \* BATHROOM WITH FOUR PIECE SUITE \* TWO DOUBLE BEDROOMS \* CLOSE TO AMENITIES AND SCHOOLING \* VIEWING HIGHLY RECOMMENDED \*

This spacious two double bedroom mid terrace house is offered to the sales market with no onward chain and has a newly fitted kitchen. The property benefits from a yard to the rear and driveway for one vehicle plus a large storage shed which could be removed to make space for extra parking. The house is warmed by a 'Baxi' gas combination boiler and has UPVC double glazed windows.

The internal floor plan comprises; entrance vestibule, lounge with traditional gas fire with surround, dining room, kitchen, rear porch. To the first floor there are two double bedrooms and a family bathroom with four piece suite including bath and shower cubicle.

Outside to the rear of the property is where the driveway, large shed and yard is located.

#### **Entrance Vestibule**

#### **Lounge**

14'x10'1 (4.27mx3.07m)

#### **Dining Room**

13'4x9'3 (4.06mx2.82m)

#### **Kitchen**

17x6'5 (5.18mx1.96m)

#### **Rear Lobby**

#### **First Floor Landing**

#### **Bedroom One**

15x13 (4.57mx3.96m)

#### **Bedroom Two**

13'5x10'2 (4.09mx3.10m)

#### **Bathroom**

#### **Rear yard**

Large shed and off street car parking



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## High Street, Tow Law

Approximate Gross Internal Area

953 sq ft - 89 sq m



GROUND FLOOR

FIRST FLOOR

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. 2020

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs [92-98] A	
[87-91] B	
[82-86] C	
[75-81] D	
[69-74] E	
[63-68] F	
[55-62] G	
Not energy efficient - higher running costs	
56	68
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions [92-98] A	
[87-91] B	
[82-86] C	
[75-81] D	
[69-74] E	
[63-68] F	
[55-62] G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
51	66
England & Wales	EU Directive 2002/91/EC

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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