



ADDISONS
PROPERTY • RURAL • VALUATION

Bouch Way

Barnard Castle



EPC Rating: C



Price:

£390,000

Call for an Appointment

01833 638094

ABOUT THE PROPERTY

A spacious and well appointed four bedroom family home forming part of this popular development, well situated for Barnard Castle town centre and local amenities.

The accommodation briefly comprises: Hallway, Living Room, Dining Room, Kitchen, Cloakroom/WC, Four Bedrooms (One En Suite) and Family Bathroom. Externally there is Off Road Parking and Rear Garden. Benefitting from Gas Fired Central Heating and Double Glazing.

Barnard Castle is a popular market town situated in the picturesque Teesdale Valley and has a good range of local amenities including shops, cafes, restaurants, well-respected schools including Barnard Castle public (private) school. The town enjoys a good connection to the A66 and A1, making the property within commuting distance of Teesside, Newcastle, Durham and Darlington.

GROUND FLOOR

Hallway

Balustered stairwell, radiator, coving to ceiling and under stairs storage cupboard. Door leading off to the ground floor accommodation.

Cloakroom

Pedestal hand wash basin, low level wc, radiator and extractor.

Living Room

Coving to ceiling, two radiators, twin ceiling lights, window to the front elevation and sliding door to rear patio and garden.

Dining Room

Double doors, coving to ceiling, window to the front elevation and radiator.

Kitchen

Fitted with a range of wall and floor units incorporating sink unit and drainer, plumbing for dishwasher and washing machine. Integrated oven and hob with extractor hood over, radiator, tiled floor and splash backs, ample space for table and chairs. Window to the rear elevation and door accessing the rear garden.

FIRST FLOOR

Landing

Access to roof space and airing cupboard with hot water tank and shelving. Doors providing access to the first floor accommodation.

Bedroom 1

Fitted wardrobes, window to the rear elevation and radiator.

En Suite

Shower cubicle, pedestal hand wash basin, low level wc and radiator.

Bedroom 2

Window to the front elevation and radiator.

Bedroom 3

Window to the rear elevation and radiator.

Bedroom 4

Window to the front elevation and radiator.

Bathroom

Panelled bath, pedestal hand wash basin, low level wc, tiled splash backs, radiator and extractor fan.

EXTERNALLY

To the front of the property there is a driveway providing off street parking for four cars. To the rear is a pleasant patio and good size lawned garden with trees lining the rear boundary which provides an element of privacy. There is room within the garden for further expansion of the accommodation if so desired.

COUNCIL TAX

Band D

TENURE

Freehold

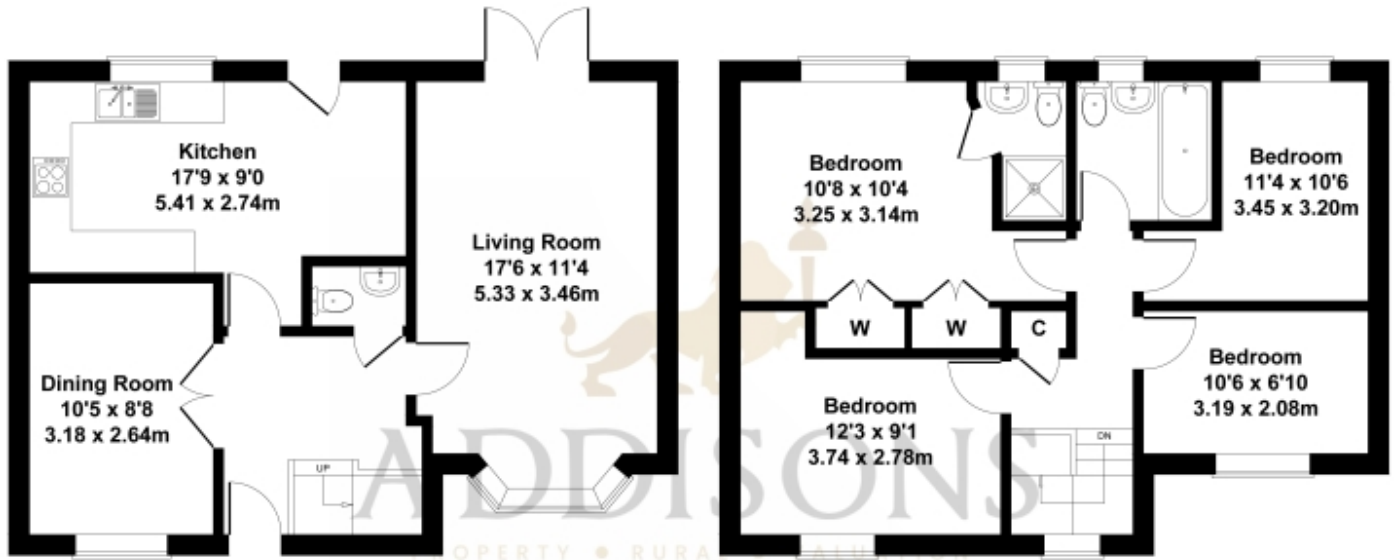
VIEWING

Strictly by appointment through the selling agents Addisons Chartered Surveyors T: 01833 638094 opt 1.MW/BJC 12.10.22



Floor Plan

9 Bouch Way, Barnard Castle



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.

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Energy Efficiency Rating		Environmental impact (CO ₂) Rating	
Current	Potential	Current	Potential
		Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions
		(92-100) A	(92-100) 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	Not environmentally friendly - higher CO ₂ emissions
		EU Directive 2002/91/EC	EU Directive 2002/91/EC
		England, Scotland & Wales	England, Scotland & Wales

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



☎ 01833 638 094 ✉ info@addisons-surveyors.co.uk 🌐 www.addisons-surveyors.co.uk
 📍 Addisons, 13 Galgate, BARNARD CASTLE, County Durham, DL12 8EQ

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