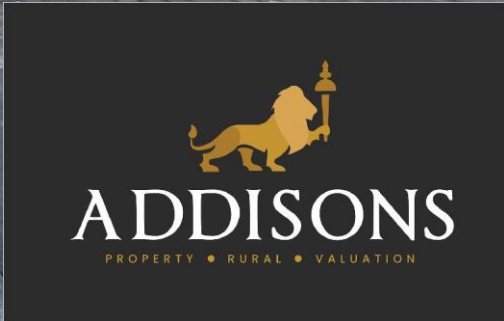




# Victoria Court

Barnard Castle



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# ABOUT THE PROPERTY

A delightful three bedroom modern terraced house lying in a popular area of Barnard Castle ideally situated for the town centre.

Barnard Castle is a popular market town located within the picturesque Teesdale valley and with a good range of local amenities including shops, cafes, restaurants, banks, well respected school, golf course and the Bowes Museum.



**ADDISONS**

PROPERTY • RURAL • VALUATION

13 Galgate Barnard Castle, County Durham, DL12 8EQ

01833 638094

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# ACCOMMODATION

## GROUND FLOOR

Entrance Vestibule, Cloak Room, Kitchen/Diner and Living Room

## FIRST FLOOR

Landing, Three Bedrooms and Shower Room.

## EXTERNALLY

Enclosed Rear Courtyard Garden with Timber Shed.

## COUNCIL TAX

Band B

## TENURE

Freehold

## VIEWING

Strictly by appointment through the selling agent Addisons. 01833 638094  
Opt 1.

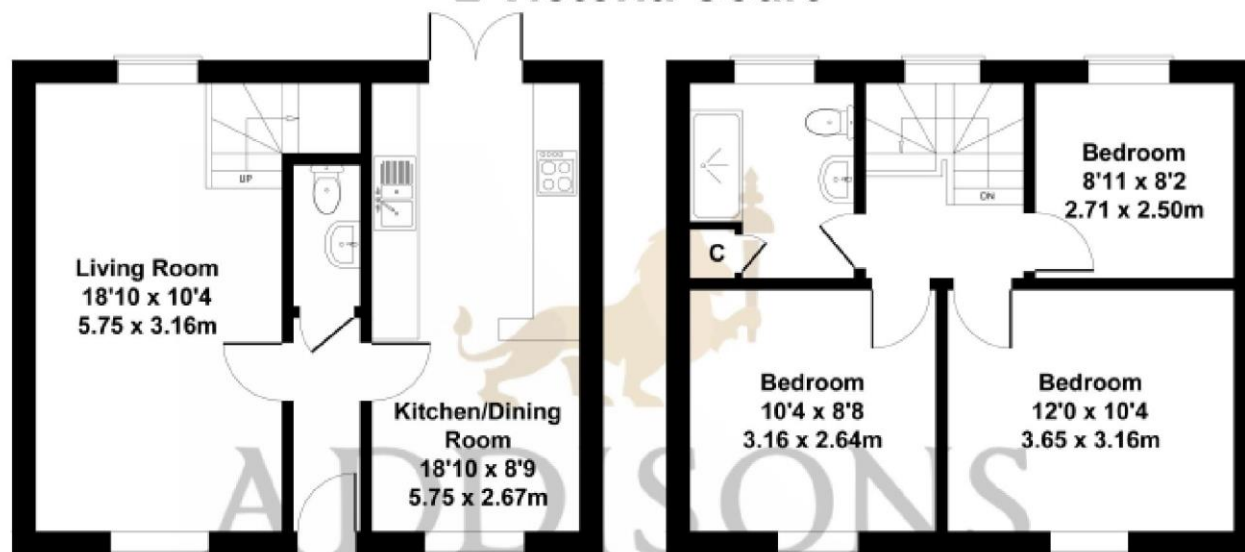
## BROCHURE

Details and Photographs September 2023.



# Floor Plan

## 2 Victoria Court



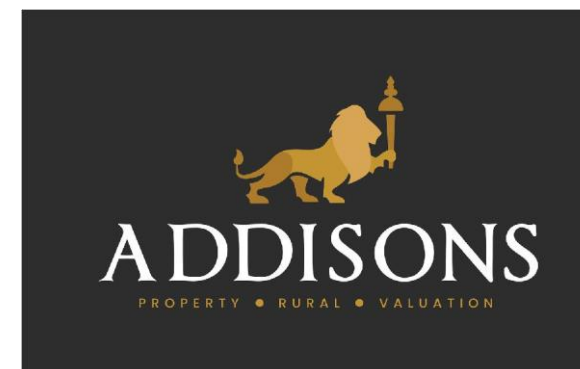
**GROUND FLOOR** PROPERTY • RURAL **FIRST FLOOR** ON

**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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	<b>A</b>		
81-91	<b>B</b>		<b>86</b>
69-80	<b>C</b>	<b>70</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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