



Queen Street

Barnard Castle



ADDISONS
PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

A wonderful opportunity to purchase an end of terrace two bedroom house conveniently situated close to the town centre. The property benefits from double glazing and gas central heating but is in need of some updating.

Barnard Castle is a popular market town situated in the picturesque Teesdale Valley and has good range of local amenities including shops, cafes, restaurants, and well respected schools.

Early viewing is highly recommended.



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ACCOMMODATION

GROUND FLOOR

Entrance Vestibule with door providing entry to the Sitting Room with double glazed window, two radiators, wall mounted gas fire and open stairs rising to the first floor. Kitchen with fitted wall and base units, sink unit with drainer, slot-in cooker, wall mounted gas central heating boiler, radiator, double glazed window. Door provides entry to a covered walkway which leads to gated access to the street.

FIRST FLOOR

Landing with double glazed window and loft hatch. Bedroom One with double glazed window, radiator and fitted wardrobe. Bedroom Two with double glazed window and radiator. Bathroom with bath, pedestal hand wash basin, low level wc, radiator and airing cupboard with radiator.

COUNCIL TAX

Band A - Durham County Council

TENURE

Freehold

SERVICES

Mains Electricity, Mains Gas, Mains Water and Mains Sewerage

VIEWING

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

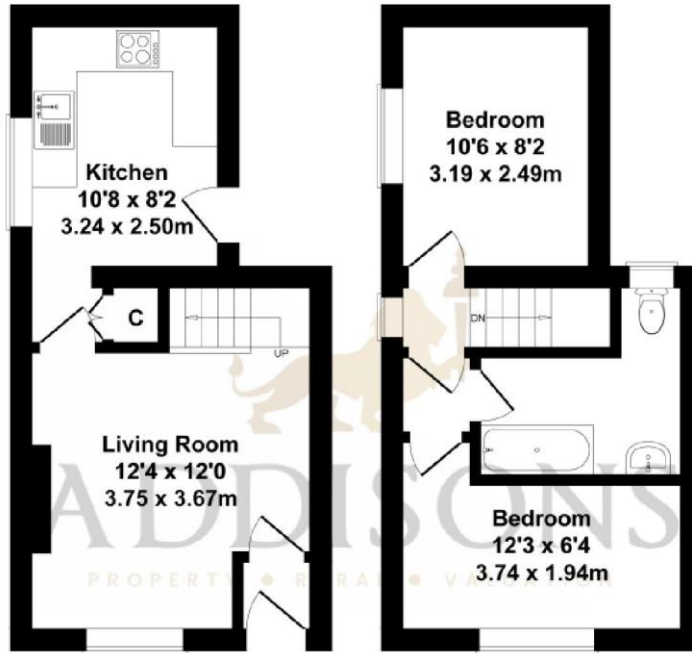
BROCHURE

Details and Photographs Taken November 2023.



Floor Plan

9 Queen Street, Barnard Castle




GROUND FLOOR

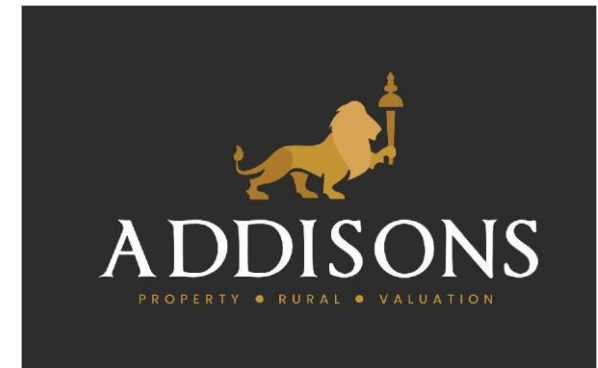
FIRST FLOOR

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.

Produced by Potterplans Ltd. 2023

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



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