



Offered for sale with NO ONWARD CHAIN this DETACHED bungalow offers 3 bedroom living accommodation and lies within a cul-de-sac to the outskirts of Woodham. Equipped with gas central heating to radiators and uPVC double / triple glazing, the property features a sizeable living/dining room, fitted kitchen, shower room/WC and a separate WC access from the entrance hallway. Externally there is a driveway suitable for parking 2 vehicles together with an enclosed tiered garden to the rear. An internal viewing is highly advised.





Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

uPVC double and triple glazing throughout

Council Tax:- Band D

Local Authority:- Durham County Council



COWDRAY CLOSE, NEWTON AYCLIFFE, DL5 4YQ.

TOTAL FLOOR AREA: 78.8 sq.m. (848 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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MAB 6202



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