



Welcome to this charming end-terrace house located on Guthrum Place in the desirable area of Newton Aycliffe. This unfurnished property offers a spacious living environment, boasting 1,098 square feet of well-designed space, perfect for families or professionals seeking comfort and convenience.

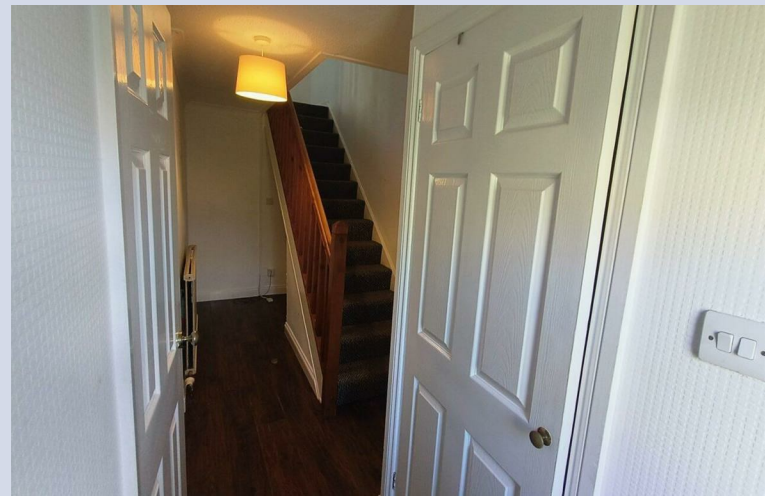
As you enter, you are greeted by a modern open-plan dining and living room area, ideal for both relaxation and entertaining. The contemporary kitchen is equipped to meet all your culinary needs, making meal preparation a delight. The ground floor also features a convenient downstairs toilet, enhancing the practicality of the home.

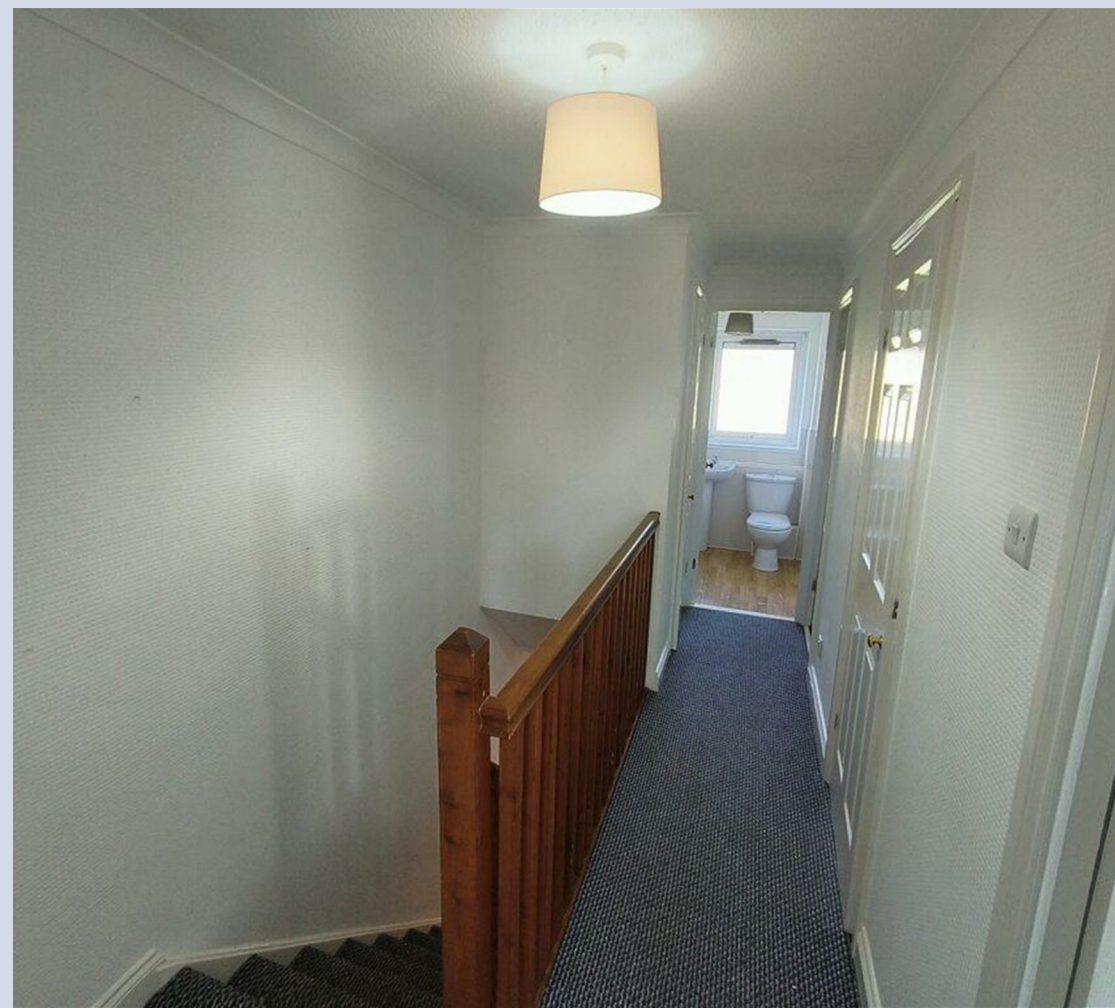
Upstairs, you will find three well-proportioned bedrooms, providing ample space for rest and personalisation. The family bathroom is thoughtfully designed, ensuring comfort for all residents.

This property benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. Its location is particularly advantageous, with local shops and bus stops just a short stroll away, making daily errands and commuting effortless.

Council Tax: A

EPC: C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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