



25 BEDE ROAD
Barnard Castle



GSC GRAYS
PROPERTY • ESTATES • LAND



25 BEDE ROAD

Barnard Castle, County Durham, DL12 8HB

An extended and well presented four bedroom Victorian terrace situated in the heart of the historic market town of Barnard Castle. The accommodation briefly comprises two reception rooms, large breakfast/kitchen, four bedrooms and two bathrooms. To the exterior of the property there is an enclosed rear courtyard garden with vehicle access and a useful outbuilding.

ACCOMMODATION

- * Period Terrace Property
 - * Four Bedrooms
 - * Two Reception Rooms
- * Large Breakfast/Kitchen
 - * Two Bathrooms
 - * Central Location



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Situation & Amenities

Bishop Auckland 15 miles, Darlington 16 miles, Durham 25 miles, Newcastle upon Tyne 42 miles, A1(M) 15 miles. Please note all distances are approximate. Situated in the historic market town of Barnard Castle, this property provides easy access to the amenities within the town and its surrounding area. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible. There are main line train stations at Darlington and Durham, with International Airports to be found at Newcastle and Leeds/Bradford. The property lies within easy reach of the A66 and A1(M) bringing many areas within commuting distance.

Accommodation





Ground Floor

With timber panelled entrance door leading to entrance hall with original tiled floor and staircase to first floor. The living room has a double glazed bay window to front elevation and open fireplace with timber surround. The dining room is currently used as a playroom with feature fireplace, recess shelving and storage cupboards and glazed doors to breakfast/kitchen. The breakfast/kitchen offers a generous space with beautiful working period cast iron range and doors to rear garden. The kitchen itself boasts a matching range of wall and base units incorporating Belfast sink with spaces for dishwasher, fridge/freezer and range style cooker.

First Floor

Accessed via a half landing is a house bathroom comprising freestanding bath, pedestal wash hand basin, step-in shower and low level wc. The first floor landing provides access to three bedrooms and a staircase to second floor.

Second Floor

With access to a further double bedroom and shower room/wc.



Externally

To the exterior of the property is an enclosed rear courtyard garden mainly laid to paving with planted borders. The garden has timber panelled double gates to the rear with vehicle access.

Outbuilding

Providing useful storage and space and plumbing for washing machine.

Tenure

The property is believed to be offered freehold with vacant possession on completion.

Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded C.

Particulars

Particulars written in August 2023.

Photographs taken in August 2023.

Services and Other Information

Mains electricity, gas and drainage, and water are connected. Gas fired central heating.

Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

25 Bede Road, Barnard Castle

Approximate Gross Internal Area
1755 sq ft - 163 sq m

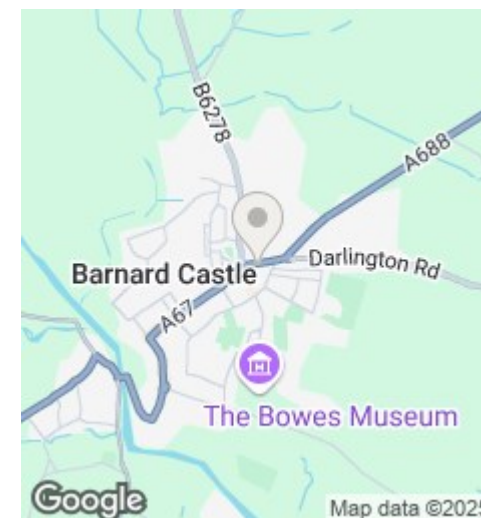


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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 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	65	75
	EU Directive 2002/91/EC	



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