



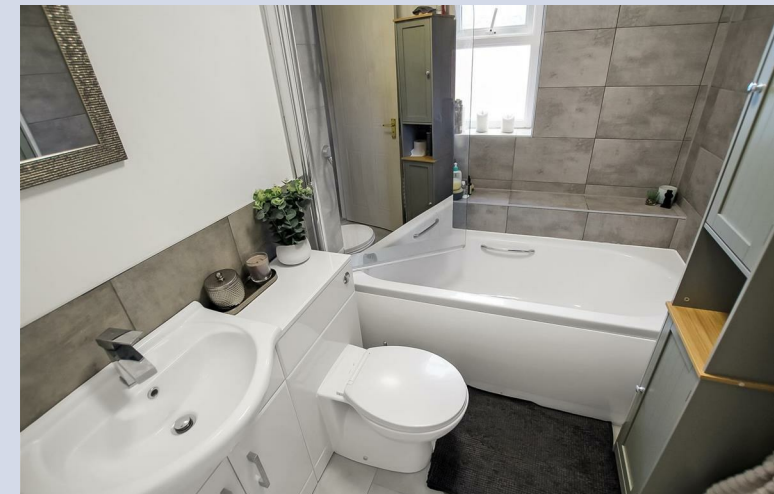
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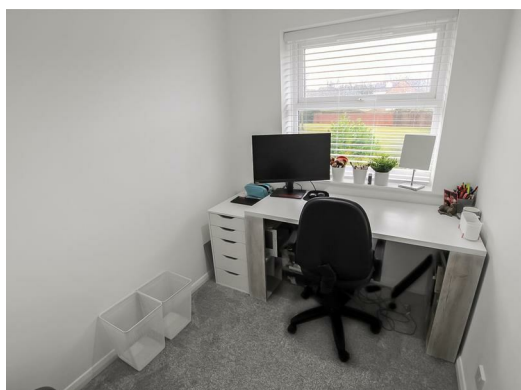
Epsom Court  
Woodham, DL5 4YG

**Offers in the region of £150,000**

House - Semi-Detached  
3 Bedroom/s  
1 Bathroom/s

Offered for sale with NO ONWARD CHAIN this 3 BEDROOM semi-detached property enjoys a lovely CUL-DE-SAC location within Woodham. An internal viewing will reveal a living room to the front, fitted kitchen/dining room with French doors opening to the rear garden, built-in wardrobes to the principal bedroom and a family bathroom/WC with contemporary white suite. Externally there are gardens to the front and rear, the rear not being directly overlooked, and a driveway extending to the side of the property.





### Agents Notes

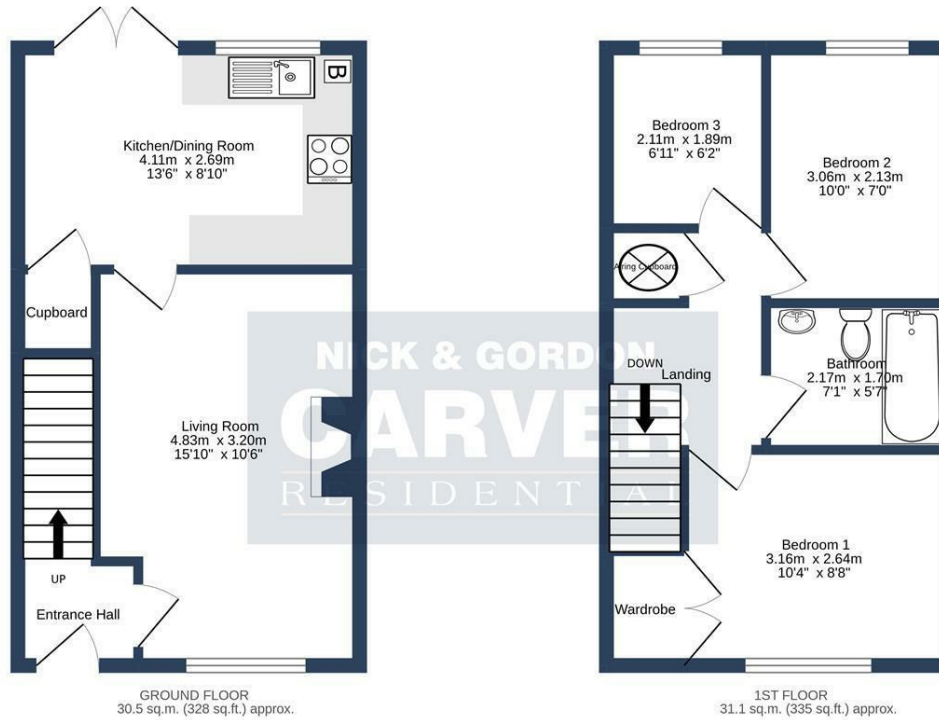
Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band C

Local Authority:- Durham County Council



EPSOM COURT, NEWTON AYCLIFFE, DL5 4YG.

TOTAL FLOOR AREA : 61.6 sq.m. (663 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
Vary energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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MAB 6202



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