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FEET

2 WARE STREET

Barnard Castle, County Durham DL12 8JE



GSC GRAYS

PROPERTY • ESTATES • LAND

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# 2 WARE STREET

Barnard Castle, County Durham DL12 8JE

Located within the heart of Barnard Castle, this mid-terrace period property is full of character and is situated within easy walking distance of the local amenities. The property has been recently renovated which includes a newly fitted kitchen and central heating system. To the ground floor, there is a good sized living room with gas fire leading into a Shaker style kitchen with wall and base units. To the first floor there are two bedrooms and a brand new bathroom with bath and separate shower cubicle. To the rear of the property there is an enclosed courtyard. This property is offered to the market CHAIN FREE.

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.



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## Accommodation

### Ground Floor

Enter into the spacious living room with gas fire and exposed stonework. From here, glazed double doors lead you into the modern fully-fitted kitchen.

### First Floor

Upstairs you will find a large double bedroom with feature fireplace and built-in cupboards, a single bedroom and a brand new bathroom with bath and separate shower cubicle.

### Externally

To the rear of the property there is a fully enclosed courtyard garden.

### 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 A.

### Particulars

Particulars written in February 2023.

Photographs taken in February 2023.

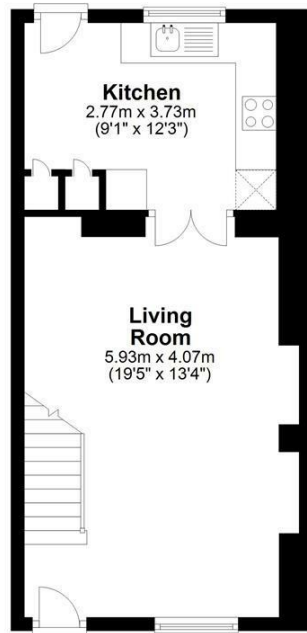
### Services and Other Information

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

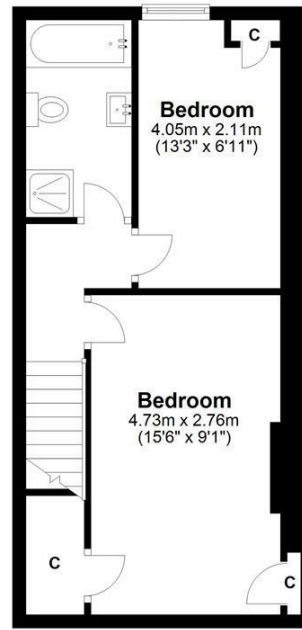


## 2 Ware Street Barnard Castle

Total area: approx. 69.2 sq. metres (745.3 sq. feet)



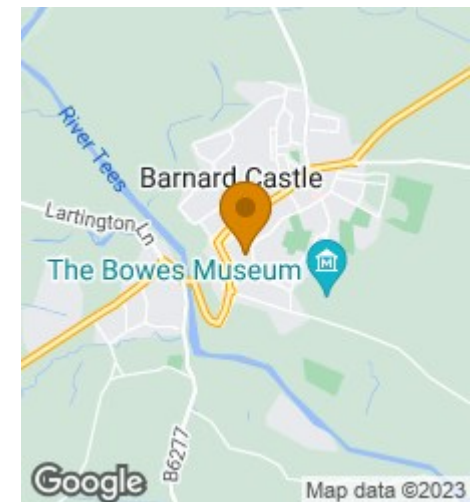
Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</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	



### 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.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.