



**Ickworth Court, TS17 0PA**  
**2 Bed - House - End Terrace**  
**O.I.R.O £145,000**

**Council Tax Band: B**  
**EPC Rating: C**  
**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



## Ickworth Court, TS17 0PA

\*\* NO ONWARD CHAIN \*\*

\*\* RECENTLY INSTALLED COMBI BOILER & DOUBLE GLAZED WINDOWS \*\*

\*\* END TERRACE WITH DETACHED GARAGE \*\*

Situated within the highly sought after Beckfields area of Ingleby Barwick, this fantastic two-bedroom end terrace property occupies an enviable plot with detached garage, driveway and parking for multiple vehicles. Offered for sale with NO ONWARD CHAIN, this home is ideal for first time buyers, investors or those looking to downsize.

The property briefly comprises an entrance porch leading into a fitted kitchen, whilst the generous lounge overlooks and provides access to the impressive south-facing rear garden, which benefits from a high degree of privacy and is not directly overlooked.

To the first floor are two well-proportioned bedrooms and a family bathroom fitted with a three-piece suite.

Further benefits include a recently installed combi boiler still under warranty, new double glazing throughout, detached garage and excellent outdoor space rarely found with similar properties.

Perfectly positioned close to reputable schools, shops and local amenities, the property also offers excellent transport links to the A66, A19 and A174, making it ideal for commuters.

Early viewing is highly recommended - CONTACT SMITH & FRIENDS INGLEBY BARWICK

### GROUND FLOOR

#### Hallway

3'7" x 8'5" (1.11m x 2.58m)

#### Kitchen

7'10" x 8'5" (2.40m x 2.59m)

#### Living Room

11'9" x 15'6" (3.59m x 4.73m)

### FIRST FLOOR

#### Bedroom 1

11'8" x 11'11" (3.57m x 3.65m)

#### Bedroom 2

5'8" x 11'10" (1.75m x 3.63m)

#### Bathroom

5'10" x 8'9" (1.78m x 2.68m)

#### Landing

3'2" x 2'10" (0.99m x 0.87m)

### EXTERNALLY

#### Garage

8'5" x 16'4" (2.57m x 5.00m)





**Approximate total area<sup>®</sup>**  
674 ft<sup>2</sup>  
62.6 m<sup>2</sup>

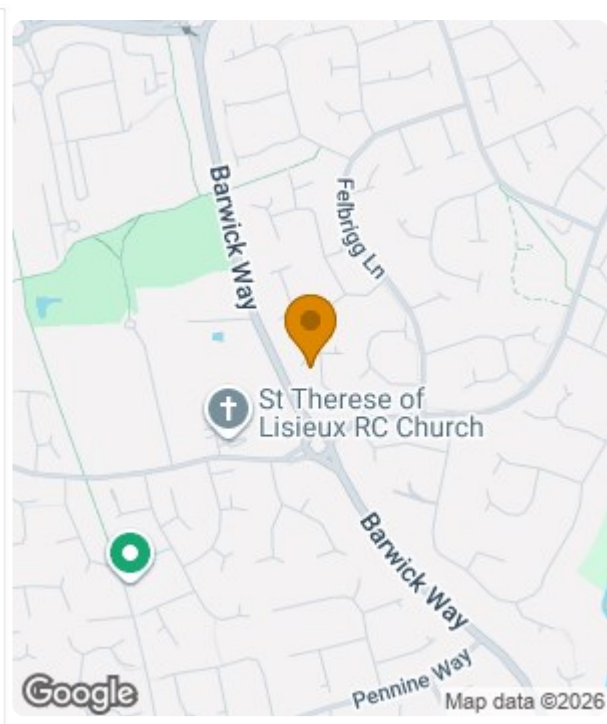
**Reduced headroom**  
23 ft<sup>2</sup>  
2.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom:  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 74                      | 81        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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