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)

Ground Floor Building 1

Floor 1 Building 1

Ground Floor Building 2

Approximate total area[1]

674 ft²
62.6 m²

Reduced headroom

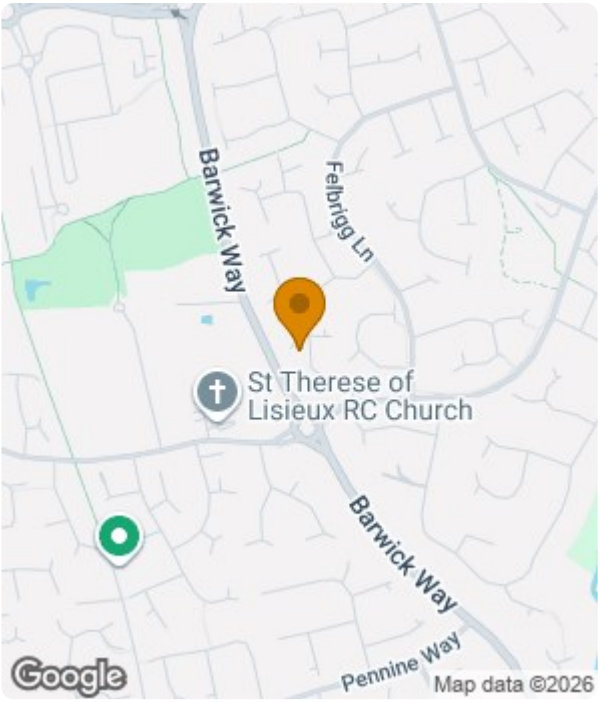
23 ft²
2.1 m²

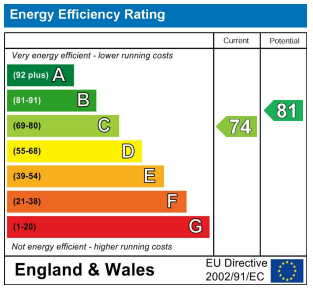
(1) Excluding balconies and terraces

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





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.

Barwick Lodge, Ingleby Way, Ingleby Barwick, TS17 0RH
Tel: 01642 762944
inglebybarwick@smith-and-friends.co.uk
www.smith-and-friends.co.uk

SMITH & FRIENDS
ESTATE AGENTS