



Cavendish Court

Brandon DH7 8UW

Offers In The Region Of £189,950





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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- Available with no chain involved

- EPC RATING - C

- Spacious living room with french doors to the garden

- Corner plot with ample parking
- Impressive open plan kitchen and dining room
- Sought after estate

- Private rear garden
- Three good sized bedrooms
- Ideal for growing families

Venture Properties are delighted to offer the opportunity to purchase with no onward chain, this well presented three bedroom detached property in a highly sought after location within Brandon. It occupies a larger than average plot with ample parking and a private rear garden.

Perfect for a range of buyers, the property comprises of an entrance hallway, living room with french doors to the rear garden and an impressive open plan kitchen and dining room. To the first floor there are three well proportioned bedrooms and a family bathroom. Externally there is a front garden which is currently used for parking, an additional driveway and garage. To the rear is an enclosed garden which enjoys a sunny aspect and a good degree of privacy

Cavendish Court is situated within easy reach a range of local amenities within Brandon, as well as nearby Langley Moor and Meadowfield. It is well placed for access to Durham City and has excellent road links via the A690.

Viewing is highly recommended.

GROUND FLOOR

Hall

Entered via a UPVC double glazed door. Having a return staircase leading to the first floor, understairs cupboard, tiled flooring and radiator.

Living Room

15'8" x 10'2" (4.80 x 3.12)

Spacious reception room with a UPVC double glazed window to the side, UPVC double glazed french doors opening in to the rear garden, laminate flooring and radiator.

Open Plan Kitchen and Dining Room

21'9" x 8'10" (6.63 x 2.70)

An impressive open plan kitchen and dining room which is perfect for modern living and entertaining.

Fitted with a range of wall and floor units having contrasting worktops incorporating a sink and drainer unit with mixer tap, a built in oven with gas hob and stainless steel extractor over, plumbing for a washing machine and fridge/freezer space. Further features include recessed spotlights, tiled flooring, a radiator and a UPVC double glazed windows to the front and rear.

FIRST FLOOR

Landing

With UPVC windows to the side and rear and access to the loft which houses the gas central heating boiler.

Bedroom One

12'10" x 8'11" (3.92 x 2.74)

Double bedroom with a UPVC double glazed window to the rear and radiator.

Bedroom Two

10'4" x 9'2" (3.16 x 2.80)

Double bedroom with a UPVC window to the rear and radiator.

Bedroom Three

8'11" x 8'9" (2.74 x 2.67)

Well proportioned single bedroom with a UPVC double glazed window to the front and radiator.

Bathroom/WC

7'4" x 6'4" (2.25 x 1.94)

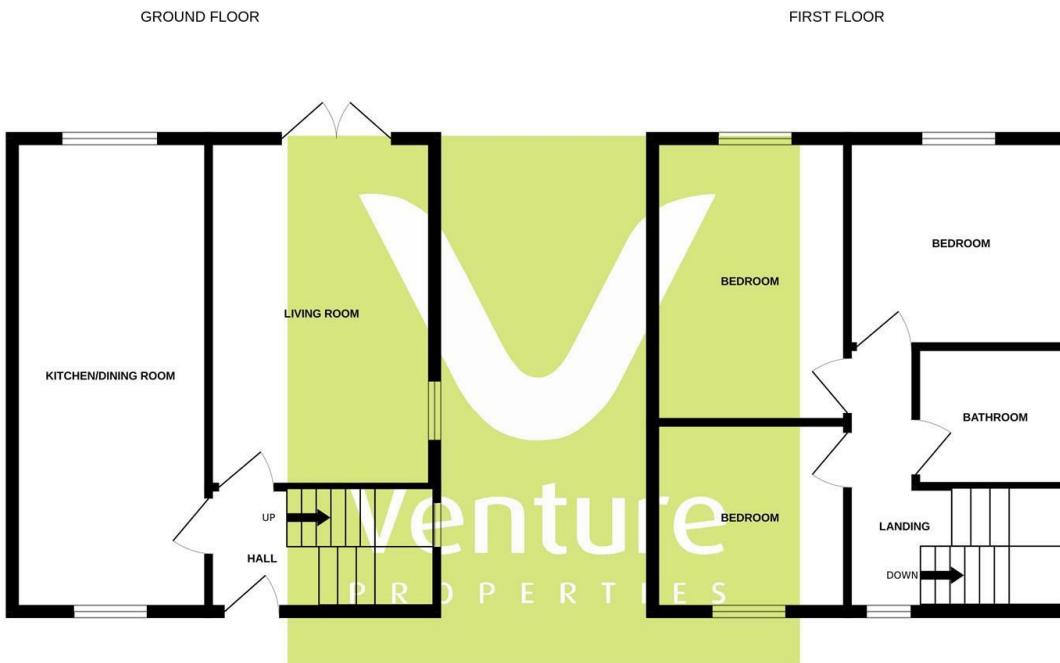
Family bathroom comprising of a panelled bath with electric shower over, pedestal wash basin and WC. With tiled flooring and part tiled walls, a heated towel rail and opaque UPVC double glazed window to the side.

EXTERNAL

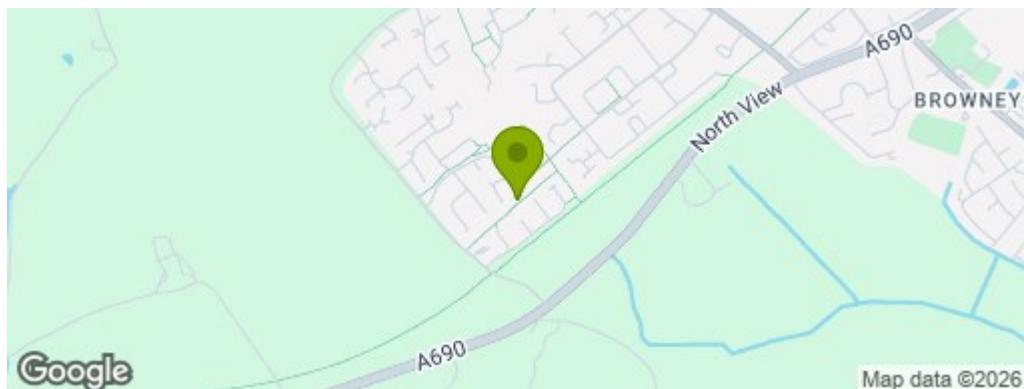
The property enjoys a larger than average corner plot with off street parking for several vehicles to the front and an enclosed garden to the rear with a high degree of privacy. It has a lawn and patio area, as well as a storage shed to the side.

Garage

A single garage with up and over door and external side door to the garden.



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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Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available speed is 46 Mbps.

Mobile Signal/coverage: We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: C Annual price: £2268 (Maximum 2025)

Energy Performance Certificate Grade C

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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