



ST PAULS VICARAGE BROOKSIDE

Evenwood, County Durham DL14 9RA



GSC GRAYS

PROPERTY • ESTATES • LAND

ST PAULS VICARAGE BROOKSIDE

Evenwood, County Durham DL14 9RA

The Old Vicarage is a stone built, four bedroomed, double fronted detached family home, situated close to the centre of Evenwood. The property offers generous accommodation over two floors comprising entrance hall, cloakroom/wc, three reception rooms, kitchen, utility room, four bedrooms, house bathroom and a shower room. To the exterior of the property there are front, side and rear gardens, driveway and outbuilding providing garaging for two vehicles. No onward chain.

Evenwood is a large village community with a central green and offering good local amenities. The village is well placed for easy access to the market towns of Bishop Auckland, Barnard Castle and Darlington together with the business centres of County Durham and in particular Durham City.



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Accommodation

Ground Floor

With UPVC entrance door to entrance porch and leading through to the entrance hall with three reception rooms including a living room, dining room and breakfast room. There is a fitted kitchen to the rear of the property with a utility room and door to rear garden.

First Floor

The first floor landing is full of natural light leading to four bedrooms, a house bathroom and shower room/wc.

Externally

A lawned garden surrounds the property with hedged boundaries. The gated driveway provides off-street parking leading to an outbuilding providing garaging for two vehicles and useful store room above.

Tenure

The property is believed to be offered freehold with vacant possession on completion.

Durham County Council

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded D.

Particulars

Particulars written in February 2023.

Photographs taken in February 2023.

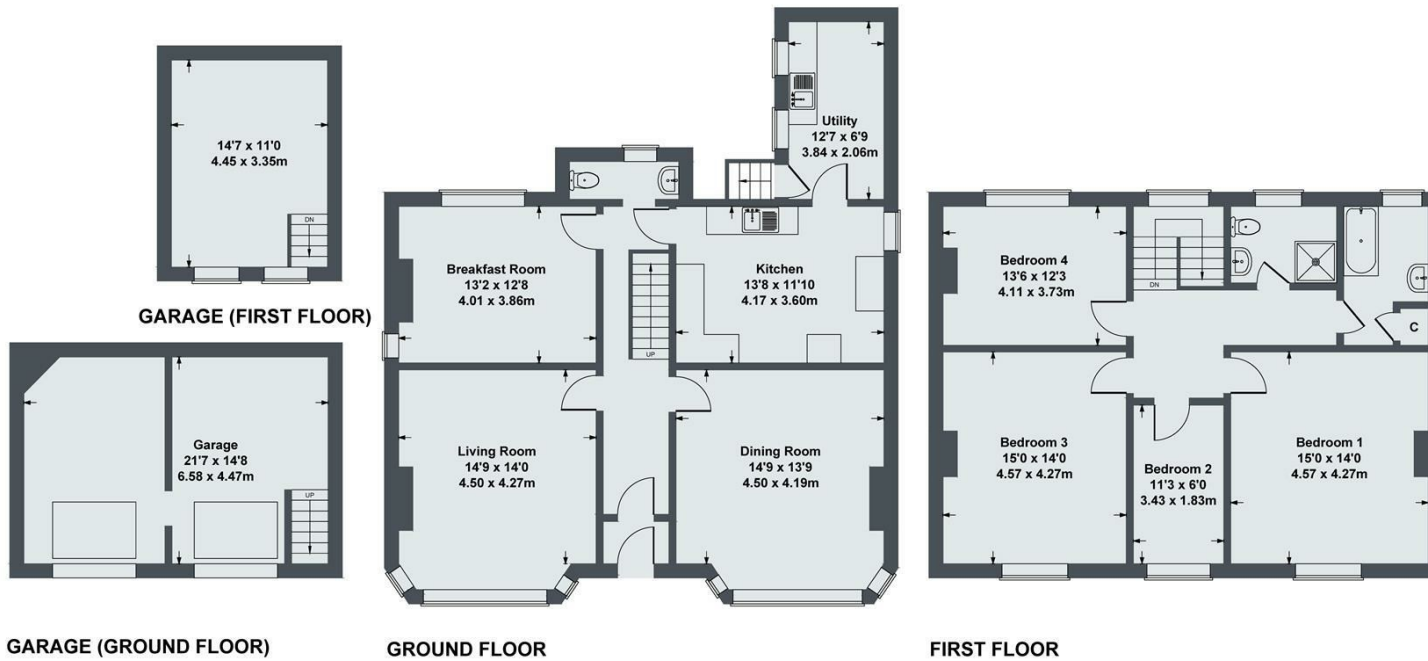
Services and Other Information

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



Brookside, Evenwood

Approximate Gross Internal Area
2373 sq ft - 220 sq m

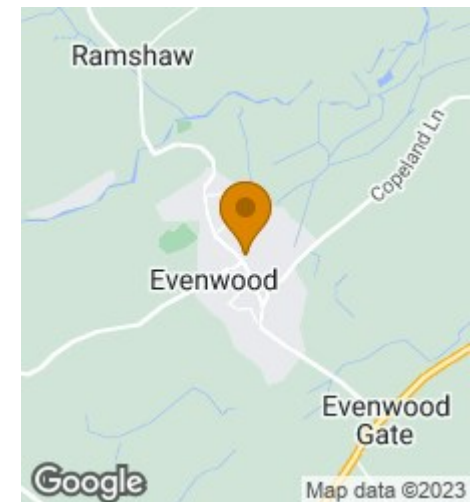


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Disclaimer Notice

GSC Grays gives notice that:

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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.
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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.