



**Rochester Court, Ingleby Barwick, TS17 0FS**  
**3 Bed - House - End Terrace**  
**£160,000**

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



**SMITH &  
FRIENDS**  
ESTATE AGENTS







## Rochester Court, Ingleby Barwick, TS17 0FS

\*\*\* NO CHAIN SALE \*\*\*

\*\*\* IDEAL FOR FIRST TIME BUYER OR INVESTOR FOR BUY-TO-LET \*\*\*

NEW TO THE MARKET, this spacious three bedroom end terraced property situated within a lovely cul-de-sac, located near to Barley Fields Primary School and other local amenities, in the Popular Roundhill Area of Ingleby Barwick.

The property briefly comprise of; Entrance Hall, Spacious Lounge, Open-Plan Kitchen / Diner with 'French' Doors to the rear garden.

The first floor provides; Landing, Three Bedrooms, (Master with Built-In Wardrobes) and the Family Bathroom.

Externally, the front of the property has a small lawn with ample of off-street parking, whilst the rear of the property has the Single Detached Garage and a good sized enclosed garden.

EPC Rating C

For a viewing contact SMITH AND FRIENDS Estate Agents, Ingleby Barwick.

### GROUND FLOOR

#### Hallway

5'11" x 4'8" (1.81m x 1.43m)

#### Living Room

14'4" x 10'11" (4.37m x 3.33m)

#### Kitchen / Diner

10'0" x 13'11" (3.05m x 4.26m)

### FIRST FLOOR

#### Landing

9'4" x 5'10" (2.87m x 1.80m)

#### Bedroom 1

7'10" x 13'10" (2.39m x 4.22m)

#### Bedroom 2

10'5" x 6'5" (3.18m x 1.97m)

#### Bedroom 3

6'10" x 7'1" (2.10m x 2.17m)

#### Family Bathroom

5'11" x 7'7" (1.81m x 2.33m)

### SINGLE DETACHED GARAGE





Ground Floor



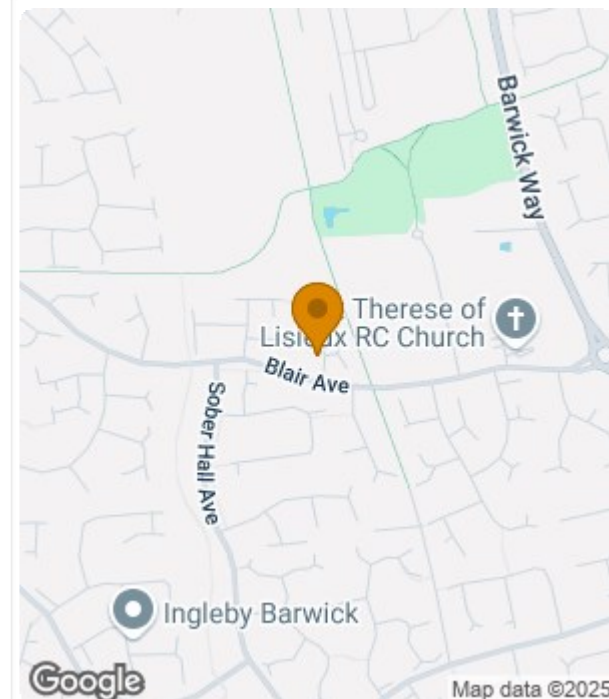
Floor 1

Approximate total area<sup>®</sup>  
648 ft<sup>2</sup>  
60.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</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

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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