

KAN MOVE

Estate Agents

2 bed House for sale - £149,000

Cameron Court - Spennymoor



Council Tax Band:

EPC Rating: C

****STONE BUILD COTTAGE SITUATED WITHIN A POPULAR VILLAGE LOCATION**** Superb Conversion development set within the VILLAGE LOCATION of Kirk Merrington having easy commuting access to Durham City, A1 and A19. Two bedroom Cottage offered to a high standard, modern open plan Kitchen reception room, well appointed bathroom to the first floor, gas fired



SCAN FOR DETAILS

1 Bathrooms

2 Beds

- SUPERBLY PRESENTED TWO BEDROOM COTTAGE CONVERSION
- OPEN PLAN KITCHEN RECEPTION ROOM
- FIRST FLOOR BATHROOM
- GAS FIRED CENTRAL HEATING SYSTEM
- ANTHRACITE GREY WINDOWS AND DOORS
- COURTYARD OFF STREET PARKING

Front

Open Plan Kitchen/Breakfast/Reception room 24' 0" x 17' 0" x narrowing to 11' 0" (7.31m x 5.18m x 3.35m)

Composite entrance door into the Kitchen/Breakfast. A range of quality matching wall, base units with drawers and wood effect work top surface over, space for washing machine, Electric hob, oven with extractor hood. upvc double glazed window to the rear, through to the spacious reception room. Composite door to the front with upvc double glazed window.



Inner hallway/stairs

Storage cupboard, stairs to first floor landing, Upvc double glazed window to the rear.

Landing

Cupboard housing the Boiler.

Bedroom One 12' 0" x 14' 0" (3.65m x 4.26m)

Upvc Double glazed window to the front

Bedroom Two 11' 0" x 9' 0" (3.35m x 2.74m)

Upvc double glazed window to the rear, radiator

Externally

Courtyard with off street parking.



These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

Energy performance certificate (EPC)		
9 Cameron Court Kirk Merrington SPENNYMOOR DL16 7FU	Energy rating C	Valid until: 27 July 2033 Certificate number: 0360-3818-6030-2127-1671
Property type	End-terrace house	
Total floor area	84 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is C. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

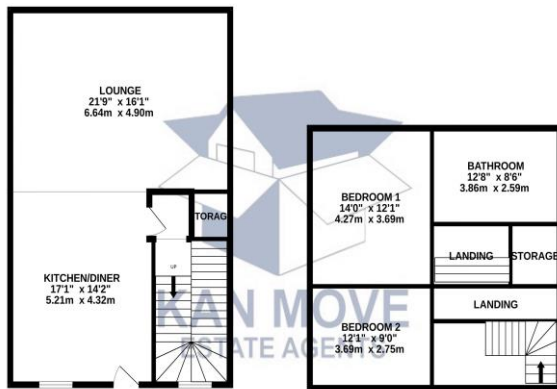
the average energy rating is D
 the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/0360-3818-6030-2127-1671-?print=true>

1/4

GROUND FLOOR
705 sq ft, (65.5 sq m.) approx.

1ST FLOOR
570 sq ft, (52.9 sq m.) approx.



9 CAMERON COURT

TOTAL FLOOR AREA: 1274 sq ft (118.4 sq m.) approx.

Whilst every effort has been made to ensure the accuracy of the figures contained herein, measurement of floor, wall, ceiling 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, fixtures and appliances shown hereon are not intended and no guarantee as to their operability or efficiency can be given.
 Made and Issued on 03/04/2024



KAN MOVE
Estate Agents

Kan Move Limited - Company no. 11972803
 38 High Street, Spennymoor, Co. Durham, DL16 6DB
 01388417270
info@kanmove.com
kanmove.com