



## 6 CONSTANTINE GROVE COLBURN, CATTERICK GARRISON, DL9 4RE

**£120,000  
FREEHOLD**

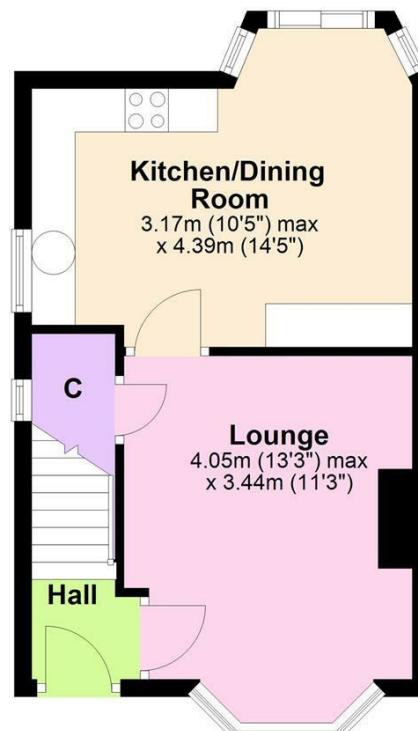
A Well Proportioned Mature Semi Detached House within a pleasant cul-de-sac setting. Entrance Hall, Lounge, Kitchen/Dining Room, 2 Double Bedrooms, Bathroom/WC, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band B. EER D67. NO ONWARD CHAIN.

**NORMAN F. BROWN**

Est. 1967

## Basement

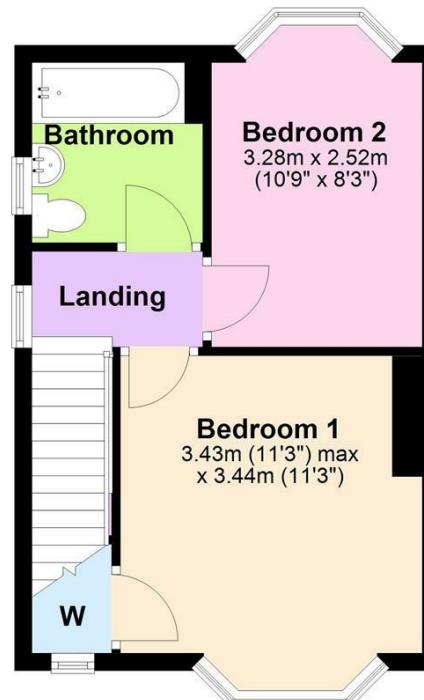
Approx. 31.3 sq. metres (337.4 sq. feet)



Total area: approx. 62.4 sq. metres (671.5 sq. feet)

## First Floor

Approx. 31.0 sq. metres (334.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Richmond Office Sales  
14 Queens Road  
Richmond  
North Yorkshire  
DL10 4AG

01748 822473  
richmond@normanfbrown.co.uk  
www.normanfbrown.co.uk

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