

# CLARKE | MUNRO

ESTATE AGENTS

2 Grove Terrace, Norton, TS20 2HN



Price: Offers in the  
Region Of £80,000



01642 361 111  
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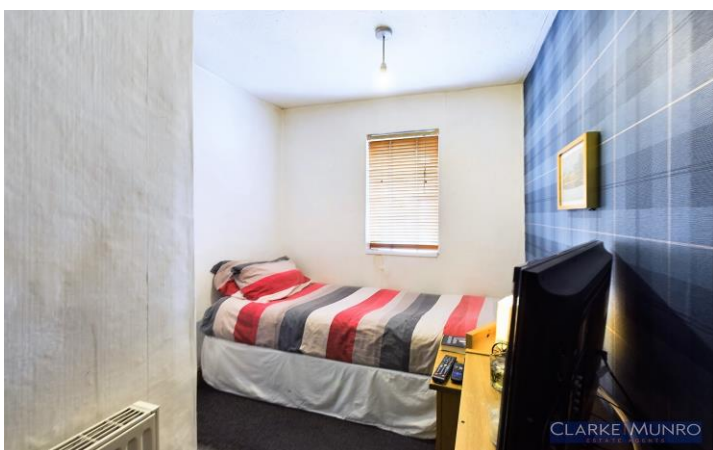
### Key Features:

- Cottage style property
- Three bedrooms
- Pleasant courtyard area to the rear
- Close to all local amenities and transport links
- Council tax band A
- 



### Property Description:

Rainbow cottage is a quaint cottage handily located for all local amenities. Situated in the popular Norton area this three bedroom property boasts lots of traditional features. Briefly comprising of entrance hall, lounge opening into pleasant courtyard. Kitchen with space for appliances, rear lobby leading to shower room. To the first floor are three bedrooms. An internal viewing is considered essential to appreciate the property to its fullest.



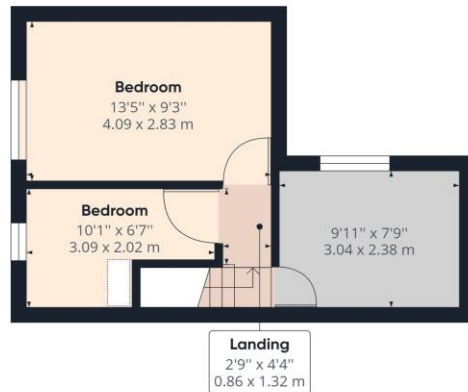
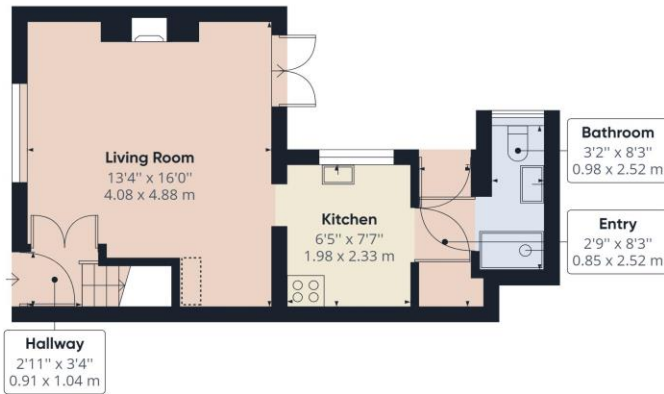
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TO VIEW: Tel: **01642 36111**

65 Queensway, Stockton-On-Tees, Billingham, TS23 2LU.

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Approximate total area<sup>(1)</sup>

597.20 ft<sup>2</sup>  
55.48 m<sup>2</sup>

Reduced headroom

3.09 ft<sup>2</sup>  
0.29 m<sup>2</sup>

(1) Excluding balconies and terraces

☒ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

### Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

## Our Services:

- Free, no obligation sales valuations
- With 200 combined years of knowledge under one roof
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- Accompanied viewings
- Late night appointments
- Dedicated Sale progressor
- Switched on marketing and a brand that Teessiders love & trust.



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