

**STUART  
EDWARDS**



## St. Monica Grove

, Durham DH1 4AS

- Student Accommodation
- Completely Refurbished
- £135 PER ROOM PER WEEK
  - Communal Lounge
  - Driveway & Garden
- Available Academic Year 24/25
  - 6 ROOM AVAILABLE
  - Kitchen/Dining Room
    - 3 Bathrooms
  - EXCLUSIVE OF BILLS

**£750 Per Week**



**Council Tax Band: Exempt**  
**EPC Rating: C**

**Full description**

Newly Renovated to a very high standard!

STUDENT ACCOMMODATION AVAILABLE 2024/2025. £125 PER ROOM PER WEEK, EXCLUSIVE OF BILLS.

6 bed, 3 bathroom (one with bath) house, communal lounge, modern kitchen/diner with all appliances, fully furnished, all double beds and rear garden giving plenty of space for barbeques and parties.

Driveway providing off road parking.

Gas central heating and UPVC double glazing.

Exceptional student accommodation sure to prove extremely popular therefore early reservation is recommended.

**Entrance Porch**

**Hallway**

**Lounge**

Comfy large sofas and a large flat screen smart TV.

**Kitchen/Diner**

Modern range of wall and floor units with inset stainless steel single drainer sink unit with mixer tap. Two large fridge/freezers, dishwasher, automatic washing machine, tumble drier and integrated stainless steel oven, hob and extractor hood. Spot lighting, radiator and tiled flooring.

Dining table and chairs.

**Bedroom 3**

LET AGREED

**Bedroom 4**

Double bed, bedside drawers, mirrored wardrobe, large chest of drawers, desk with drawers under, comfy office chair, carpeted and with radiator.

**Shower Room**

Comprising, shower cubicle with shower, wash hand basin, low level WC, spotlights, UPVC double glazed window and heated towel rail.

**Bedroom 5**

Double bed, bedside drawers, mirrored wardrobe, large chest of drawers, desk with drawers under, comfy office chair, carpeted and with radiator.

**First Floor Landing**

**Bedroom 1**

Double bed, bedside drawers, mirrored wardrobe, large chest of drawers, desk with drawers under, comfy office chair, carpeted and with radiator.

**Bedroom 2**

Double bed, bedside drawers, mirrored wardrobe, large chest of drawers, desk with drawers under, comfy office chair, carpeted and with radiator.

**Shower Room**

Comprising, shower cubicle with shower, wash hand basin, low level WC, spotlights, UPVC double glazed window and heated towel rail.

**Bathroom**

Comprising: shower cubicle with shower, wash hand basin, low level WC, bath, spotlights, UPVC double glazed window and heated towel rail.

**Driveway**

Providing off road parking

**Garden**

Enclosed rear garden with BBQ, patio area, mature plants and borders.

1 & 2 Blue Coat Buildings, Claypath,  
Durham, County Durham, DH1 1RF

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

