

**STUART
EDWARDS**



Cedar Drive
Durham City DH1 3TF

- Student Accommodation
- 6 Rooms Available
 - Lounge
 - Garden
- Newly Renovated
- Academic Year 2024/2025
- Kitchen/Dining Room
- 2 Bathrooms
- Driveway
- £115 Per Room Per Week, Exclusive Of Bills

£690 Per Week

Council Tax Band: Exempt
EPC Rating: D

FULL DESCRIPTION

Renovated to a very high standard!

STUDENT ACCOMMODATION AVAILABLE 2024/2025. £115 PER ROOM PER WEEK, EXCLUSIVE OF BILLS.

6 bed, 2 bathroom (one with bath) house, separate cloakroom/wc, communal lounge, modern kitchen/diner with all appliances, fully furnished, all double beds with garden at the front and a lovely large garden at the back giving plenty of space for barbeques and parties.

Off road parking for 2 cars.

Situated up South road, just up from the "Hill Colleges" ideal for students studying at the Science Site, the Bill Bryson library or new maths facility and also close to a park and ride facility.

Gas central heating and double glazing gives a warm house for lower costs.

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

ENTRANCE HALL

CLOAKROOM/WC

Modern white suite with low level wc, wash hand basin with chrome mixer tap, chrome heated towel rail and half tiled walls and flooring.

LOUNGE

13'3" x 9'3"

Comfy large sofas and a large flat screen smart TV.

KITCHEN/DINER

18'4" x 8'8"

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 5

11'11" x 9'10"

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

BEDROOM 6

11'10" x 9'10"

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

11'10" x 9'10"

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

BEDROOM 2

11'11" x 9'10"

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

BEDROOM 3

12'10" x 9'3"

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

BEDROOM 4

12'10" x 9'3"

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

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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.

