

# STUART EDWARDS



## Orchard Drive

, Durham DH1 1LA

- STUDENT ACCOMMODATION
  - DETACHED HOUSE
  - FULLY FURNISHED
  - LARGE LOUNGE/DINER
    - BATHROOM
- AVAILABLE ACADEMIC YEAR 2024/2025
  - 4 ROOMS AVAILABLE
  - 6TH SEPTEMBER 2024
- FULLY EQUIPPED KITCHEN
  - OFF ROAD PARKING

**£600 Per Month**

**Council Tax Band: Exempt**

**EPC Rating:**

#### FULL DESCRIPTION

**\*\*4 BED STUDENT HOUSE\*\* \*\*CENTRAL AREA BEHIND CLAYPATH\*\* \*\*£150 PPPW\*\* \*\*ADVERTISING FOR 24/25 ACADEMIC YEAR\*\*** Available September 2024, we bring to the market this large, FULLY FURNISHED 4 bedroom student house. Internally, the property comprises: very large lounge-diner, kitchen, 4 bedrooms and bathroom. The property had off street parking to the front and to the rear there is an enclosed garden area for recreation, storage of bins and bicycles etc. Orchard Drive is situated on The Sands and is only minutes walk from the city centre and Durham University, train station, bus station and several shops. EPC Rating D

Available 06th September 2024 on min. 12 month tenancy for a group of 4 students, fully furnished. Price £150 per person per week (excluding bills) based on 4 sharers. Deposit £600.00 per person (£2400 in total).

#### EPC

EPC Rating -

EPC Link -

#### Important Info

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

#### Property Viewing

Contact Stuart Edwards Estate Agents for an appointment to view.

#### Property Portals

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Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

#### Thanks

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.

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

0191 3848440  
enquiries@stuartedwards.com  
www.stuartedwards.com

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.