

**STUART  
EDWARDS**



## 2 Victoria Terrace

, Lanchester DH7 0JB

- BRAND NEWLY REFURBISHED
  - OPEN PLAN LAYOUT
- HIGHLY REGARDED LOCATION
  - REAR COURTYARD
- CHARMING 2 BEDROOM COTTAGE
  - OFF STREET PARKING
  - UNFURNISHED
  - SORRY, NO PETS

**£1,100 Per Month**

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

**FULL DESCRIPTION**

**\*\*BRAND NEWLY REFURBISHED\*\* \*\*CHARMING 2 BEDROOM COTTAGE\*\* \*\*OPEN PLAN LAYOUT\*\* \*\*OFF STREET PARKING\*\*** Beck Cottage is a beautifully presented, extensively refurbished 2 bedroom cottage, situated in the semi-rural village of Lanchester, Co Durham. The property is nearing the completion of a full and exhaustive refurbishment, and is presented to the highest of standards. Available to rent on an unfurnished basis for a long term lease. EPC Rating C.

The property itself comprises: entrance into open plan ground floor accommodation with lounge, kitchen & dining areas, utility room, ground floor WC, 1st floor landing, 2 large double bedrooms and a bathroom with bath & separate shower. Externally there is a courtyard garden to the front, and an enclosed yard to the rear, with brick-built storage shed housing combi boiler, and a driveway beyond.

Beck Cottage is nearing completion of a full refurbishment, including new roof, rewire, replumb, plastering throughout, new solid oak doors, new kitchen & joinery, and a new bathroom.

**DIMENSIONS**

Lounge & Kitchen-Diner - 8m x 4.1m  
Utility Room - 2.1m x 0.8m  
WC - 0.76m x 0.74m  
Bed 1 - 4.06m x 4.06m  
Bed 2 - 3.26m x 3.14m  
Bathroom - 2.3m x 1.8m

**ADDITIONAL INFORMATION**

Available May 2024 on a long term basis, min. 12 month tenancy, professionals only, no pets, unfurnished with cooking appliances to kitchen, £1100pcm with £1100 deposit

**EPC**

EPC Rating - C  
EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/1427-7727-3400-0759-2276>

**Property Portals**

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**Property Viewing**

Contact Stuart Edwards Estate Agents for an appointment to view.

**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.

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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.

