

**STUART  
EDWARDS**



**Victoria Terrace**  
, Durham City DH1 4RW

- Substantial Town House
  - Extremely Rare
  - Fully Furnished
  - On Street Parking
    - Furnished
- Heart Of Durham City
  - 4 Bedrooms
  - Private Front Garden
  - Available Immediately
  - Gas Central Heating

**£2,200 Per Month**



**Council Tax Band: F**  
**EPC Rating: E**

**Full Description**

Substantial townhouse situated in the heart of Durham City Centre. A quality property, extremely rare to the rental market.

Available immediately on a fully furnished basis to professionals or 2 students only.

This is a classic property with many retained original features and it comprises, entrance porch, hallway, lounge, kitchen and utility room. To the first floor landing there's an additional lounge, bathroom and separate cloakroom/WC. To the second floor, 3 bedrooms and bathroom. A conventional staircase leads to the loft space with landing, 4th bedroom and shower room.

Externally there's an established private garden to the front and yard area to the rear.

Early viewings are strongly recommended to avoid disappointment.

**Please Note**

Some rooms within the property will not be accessible to occupying tenants as the landlord is using these rooms for storage.

**Entrance Porch**

Tiled flooring and coved ceiling.

**Entrance hallway**

Coved ceiling, wood flooring, storage cupboard and stairs leading to the first floor landing.

**Lounge**

19'1" x 19'10"

Coved ceiling, two double radiators, wood flooring, bay window and feature fireplace with inset solid fuel burner.

**Inner Hallway**

Wood flooring and door to the rear yard.

**Kitchen**

14'2" x 14'10"

Range of floor units with inset Belfast sink and mixer tap. Tiled splashbacks, wood flooring, alcove storage cupboards, AGA cooker and extractor fan.

**utility room**

8'2" x 8'2"

Range of floor units with inset Belfast sink and mixer tap. Tiled splashbacks, wood flooring, fridge/freezer and washing machine.

**first floor landing**

Wood flooring.

**Lounge**

27'6" x 16'1"

Wood flooring, Two double radiators, coved ceiling and feature fireplace.

**Bathroom**

10'0" x 4'9"

Fully tiled walls and flooring, wash hand basin and radiator.

**Separate WC**

Fully tiled walls and flooring, low level wc and wash hand basin.

**Second Floor Landing**

Radiator and half landing leading to second floor with wood flooring and stairs to the loft space.

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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.

