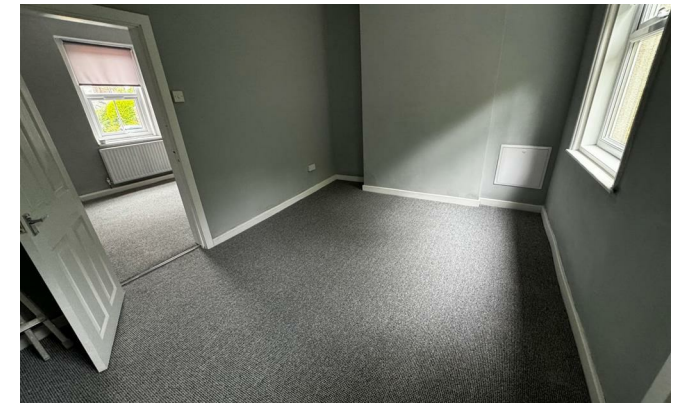


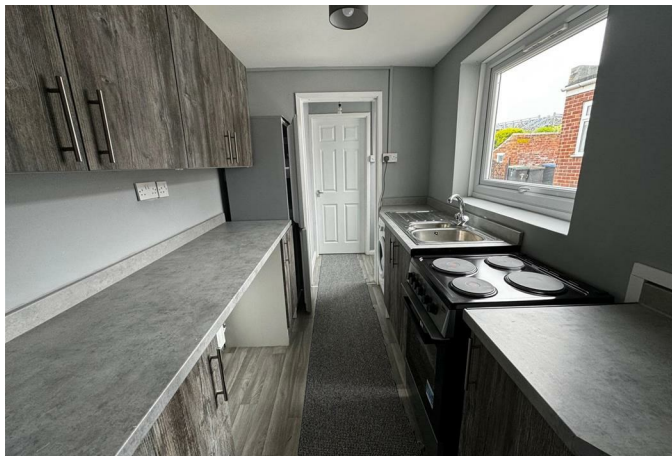
**STUART  
EDWARDS**



## **Neville Terrace** Durham DH1 4AH

- Newly Refurbished Mid Terrace House
- Well Located From Durham City and Amenities
  - Fitted Kitchen
  - Rear Yard
- Available Immediately
- 2 Bedrooms
- Lounge & Dining Room
- Ground Floor Bathroom
- Rent Includes Council Tax
- Student & Professionals Welcome

**£1,000 Per Month Per Month**



#### Full Description

Newly refurbished mid terraced house conveniently located within walking distance of Durham City Centre.  
Available immediately to both students and professionals.  
**THE RENT IS INCLUSIVE OF COUNCIL TAX.**  
The internal living accommodation comprises: lounge, separate dining room, fitted kitchen, rear entrance lobby and ground floor bathroom suite with shower. An open staircase leads to the first floor landing with two double bedrooms leading off.  
Externally there's a yard area to the rear.  
Benefiting from gas central heating via a combi boiler and UPVC double glazing throughout.  
Please note that the council tax is included in the rent for this property.  
Sure to prove popular due to its location, therefore early reservation is strongly recommended to avoid disappointments

#### Area Information

Durham is a highly regarded city of culture and historical importance, its skyline dominated by the Norman Castle and Cathedral.  
The property is situated within comfortable walking distance of historic Durham City and all its varied amenities. The area benefits from excellent transportation links and is conveniently located to take advantage of the Regional Rail and Bus networks.  
Crossgate Moor benefits from inclusion within the catchment area of the Ofsted rated outstanding St Margaret's Primary School, The Johnston and St Leonards Senior schools, as well as within two miles of Durham and Bow private schools and the Choristers.  
Durham City is a regional centre situated approximately 18 miles to the south of Newcastle upon Tyne, with access provided via the A1M and A167. The city centre is delightful with its cobbled streets and a range of local and regional retailers and a number of well regarded restaurants and bars. The meandering River Wear which circles around the Castle and Cathedral offers an eye-catching back drop to the city, as well as providing superb city walks and local boating. Not only this Durham City is well know for is high achieving private and state schools as well as the world renowned Durham University.

#### Entrance

With UPVC entrance door.

#### Lounge

14'5 x 10  
Double radiator

### Dining Room

14'2 x 11

Double radiator, wall mounted central heating boiler and stairs to the first floor landing.

### Kitchen

8'7 x 6'5

Range of wall and floor units with laminate worktops with upstands and inset stainless steel sink unit with mixer tap. Vinyl flooring and plumbed for automatic washing machine.

### Rear entrance lobby

Built-in cupboard, double radiator and UPVC rear entrance door.

### Bathroom

Lo level wc, wash hand basin, panel bath with electric shower over, double radiator and part tiled walls.

### First Floor landing

#### Bedroom 1

14'4 x 10

Double radiator.

#### Bedroom 2

11 x 10'9

Double radiator.

### Rear Yard

### EPC

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/8404-0854-1429-0006-1983>

### 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

We are proud to be affiliated with the UK's leading property portals.

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

### TENANT FEES

A refundable holding deposit of a weeks rent to reserve a property. This is deductible from the first months rent.

A refundable tenancy deposit of one month's rent.

£50 charge for variation, assignment, or novation of a tenancy.

Cutting charge for a replacement key.

Interest on late rent payments, if the rent is outstanding for 14 days or more. The interest rate is 3% above the Bank of England base rate for each day the rent is unpaid.

### THE PROPERTY OMBUDSMAN

Membership is held with The Property Ombudsman for sales and lettings.

### CLIENT MONEY PROTECTION

Bluepace (Durham) Limited Trading as Stuart Edwards Estate Agents is part of the Money Shield Client Money Protection scheme.

### 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.



Council Tax Band: Exempt  
EPC Rating: D



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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.