



**STUART
EDWARDS**



Prebendsfield

Gilesgate Moor, Durham DH1 1HJ

- 1 Mile From Durham City
 - 2 Bedrooms
- Upvc Double Glazing
- Communal Gardens
 - Unfurnished
- Ground Floor
- Popular Location
- Bathroom With Shower
- Modern Kitchen & Bathroom

£750 PCM

Council Tax Band: A EPC Rating: D

FULL DESCRIPTION

Ground floor flat available immediately on an unfurnished basis and just 1 mile from Durham City Centre. Well maintained the living accommodation comprises: entrance, lounge, modern fitted kitchen, shower room and 2 bedrooms. Externally there's on street parking and a communal garden. Recently redecorated, new floor coverings and electric central heating. Sure to prove popular therefore early reservation is recommended.

ENTRANCE

UPVC double glazed entrance porch. Door to lounge.

LOUNGE

10'9"
Coving, electric fire with surround and night storage heater.

KITCHEN

Wall and floor units, laminate worktops, tiled splashbacks, sink and drainer unit with mixer tap, integrated oven hob and extractor, vinyl flooring, plumbed for washer, coving and UPVC rear entrance door.

INNER HALLWAY

Small storage cupboard and coving.

BEDROOM 1

8'10"
Fitted wardrobes, coving and electric wall heater.

BEDROOM 2

8'10"
Fitted wardrobes, coving and night storage heater.

BATHROOM

Large shower cubicle with electric shower, laminate walls and ceiling, vinyl flooring, wash hand basin, low level w.c, heated chrome towel rail, extractor fan and storage cupboard.

COMMUNAL GARDENS

EPC INFORMATION

EPC Rating - D
EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/2840-3026-8204-0597-1200>

HEATING/DG/EXTRAS

Night storage heating and UPVC double glazing throughout.

IMPORTANT INFORMATION

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 in 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.

VIEWING

Contact Stuart Edwards Estate Agents for an appointment to view.



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.