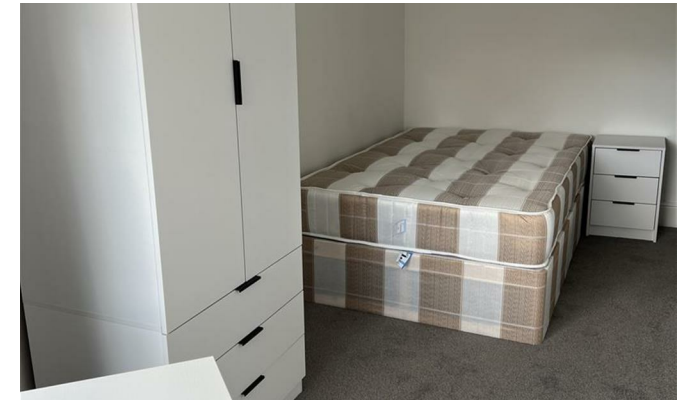


STUART EDWARDS



Fieldhouse Lane, Durham City DH1 4NB

- Student Accommodation
 - Utilities Included
 - Lounge
 - Fully Equipped Kitchen
 - Shower Room
- Academic Year 2025/2026
 - 3 Bedroom Flat
- £190 PER ROOM PER WEEK
 - UPVC Double Glazing
 - 1 Shower Room

£570 Per Week

Council Tax Band: Exempt
EPC Rating: D

FULL DESCRIPTION

STUDENT ACCOMMODATION AVAILABLE 2025/2026.

£190 PER ROOM PER WEEK, INCLUSIVE OF UTILITIES.

(Utilities include, Gas, electricity, water and broadband with a cap of £3750PA)

A 3 bedroom flat situated in a quieter location within Durham City Centre yet still within easy reach of all University Buildings.

The accommodation comprises: study area, lounge, kitchen, 3 bedrooms, bathroom and en-suite.

Benefiting from Gas central heating and UPVC double glazing.

Early reservation is recommended to avoid disappointment.

ENTRANCE

FIRST FLOOR

STUDY

BEDROOM 1

11'0" x 12'9"

KITCHEN

8'6" x 7'1"

BEDROOM 2

17'5" x 11'9"

SHOWER ROOM

SECOND FLOOR

BEDROOM 3

10'11" x 11'7"

EPC.

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/8298-5116-7129-6227-3083>

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.



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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.