

# STUART EDWARDS



## Musgrave Gardens

Gilesgate, Durham DH1 1PJ

- Semi Detached House
  - Lounge
  - Bathroom
- 1 Mile From Durham City
- £165 PER ROOM PER WEEK
- 1 ROOM AVAILABLE NOW
  - Kitchen/dining area
  - Gardens
- Student Accommodation 2024/2025
- INCLUSIVE OF UTILITIES

**£165 Per Week**

## Council Tax Band: Exempt EPC Rating: D

### FULL DESCRIPTION

STUDENT ACCOMMODATION AVAILABLE 2024/2025 £165 PER ROOM, PER WEEK. INCLUSIVE OF UTILITIES.

(Utilities include, gas, electricity, water and broadband with a cap of £4200PA)

Three bedrooms available in a fully furnished property within walking distance to Durham City Centre. .

The property comprises; hallway, living room and kitchen. To the first floor there are 3 bedrooms and a bathroom. Large garden to the rear of the property.

Benefiting from gas central heating and UPVC double glazing.

Early reservation is recommended to avoid disappointment.

### AREA INFORMATION

Gilesgate is conveniently located approximately one and a half mile from Durham City Centre.

Local primary schools include Gilesgate, Laurel Avenue, St Hilds and St Joseph's (Roman Catholic). Secondary education for most of Gilesgate is provided at Durham Gilesgate Sports College. Durham

Gilesgate Sports College is also part of Durham Gilesgate Sixth Form Centre Located in The Sands in the centre of Durham.

Durham is a highly regarded city of culture and historical importance, its skyline dominated by the Norman Castle and Cathedral.

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

#### LOUNGE

18'7" x 10'2"

#### BEDROOM 4

11'5" x 9'7"

#### DINING AREA

8'10" x 7'9"

#### KITCHEN

10'8" x 9'0"

#### LANDING

#### BEDROOM 1

14'3" x 8'9"

#### BEDROOM 2

10'11" x 8'10"

#### BEDROOM 3

9'8" x 8'8"

#### BATHROOM

#### EXTERNALLY

Gardens to the front and rear.

#### EPC.

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/9850-2897-6006-9895-7691>

1 & 2 Blue Coat Buildings, Claypath,  
Durham, County Durham, DH1 1RF

0191 3848440  
[enquiries@stuartedwards.com](mailto:enquiries@stuartedwards.com)  
[www.stuartedwards.com](http://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.

