



Musgrave Gardens

, Durham DH1 1PN

- Student Accommodation 25/26
 - 3 Bedrooms
- Modern Kitchen & Bathroom
 - Security Alarm
 - Excluding Bills
- Semi Detached House
 - Lounge
- Gardens & Driveway
- £125 Per Person Per Week
- Available 1st October 2025

£125 Per Week

Council Tax Band: Exempt
EPC Rating: D

FULL DESCRIPTION

****3 BEDROOMS AT 125 PPPW** **AVAILABLE OCTOBER 2025** **PLEASANT HOUSE WITH 3 BEDROOMS, DRIVEWAY & GARDENS** **ADVERTISING FOR 25/26 ACADEMIC YEAR****
Available October 2025, we are delighted to bring to market this 3 bedroom semi-detached house situated in Gilesgate which will be BRAND NEWLY REFURBISHED THROUGHOUT in summer 2025. The property will be fully modernised and fitted with neutral decor & carpets, modern kitchen & bathroom and burglar alarm. The property comprises: entrance, lounge, kitchen, bathroom & 3 bedrooms. There is a pleasant enclosed garden to the rear for recreation, storage of bins & cycles etc. Off-street parking is available to the front. The boiler is also covered by a service contract so there's no issues with slow repairs! EPC Rating D.

Musgrave Gardens is situated in the student-friendly Gilesgate area of Durham City, within walking distance of the university. The property is close to public transport links, local shops (including Sainsburys local) & supermarkets too.

ADDITIONAL INFORMATION

Available December 2024 on a long term basis, min. 12 month tenancy, professionals and students accepted, no pets, fully furnished. Price £910 PCM or £105 per person per week based on 2 sharing, excluding bills. Garage NOT included.

EPC INFORMATION

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0482-2871-6592-9308-1165#energy>

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 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.

WEBSITE COVERAGE

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.

EPC.

EPC Rating - D

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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.

CLIENT MONEY PROTECTION.

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

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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.

