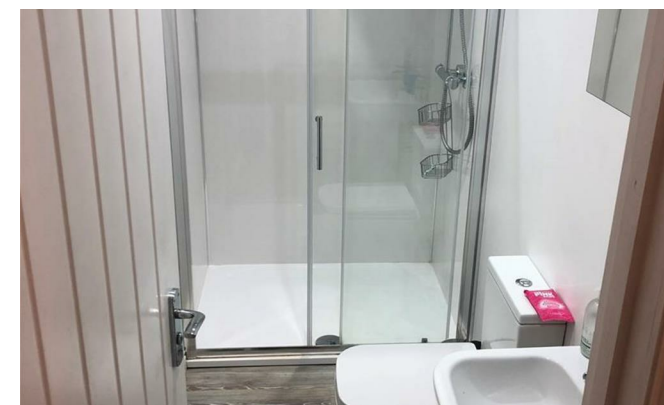


STUART EDWARDS



St. Monica Grove

, Durham DH1 4AS

- STUDENT ACCOMMODATION 2025/2026
- 6 BEDROOMS AVAILABLE
- COMPLETELY REFURBISHED
- £75 PER ROOM PER WEEK, EXCLUSIVE OF BILLS
- COMMUNAL LOUNGE
- 2 BATHROOMS
- KITCHEN/DINING ROOM
- GARDEN & DRIVEWAY

£450 Per Week



Council Tax Band: Exempt

EPC Rating: C

Full Description

STUDENT ACCOMMODATION AVAILABLE 2025/2026. £75 PER ROOM PER WEEK, EXCLUSIVE OF BILLS.

6 BEDROOMS AND 2 BATHROOMS (one with bath) house, communal lounge, modern kitchen/diner with all appliances, fully furnished, all double beds and rear garden giving plenty of space for barbeques and parties.

Driveway providing off road parking.

Gas central heating and UPVC double glazing.

Exceptional student accommodation sure to prove extremely popular therefore early reservation is recommended.

Entrance Porch

Hallway

Lounge

Comfy large sofas and a large flat screen smart TV.

Kitchen/Diner

Modern range of wall and floor units with inset stainless steel single drainer sink unit with mixer tap. Two large fridge/freezers, dishwasher, automatic washing machine, tumble drier and integrated stainless steel oven, hob and extractor hood. Spot lighting, radiator and tiled flooring.

Dining table and chairs.

Bedroom 3

LET AGREED

Bedroom 4

Double bed, bedside drawers, mirrored wardrobe, large chest of drawers, desk with drawers under, comfy office chair, carpeted and with radiator.

Shower Room

Comprising, shower cubicle with shower, wash hand basin, low level WC, spotlights, UPVC double glazed window and heated towel rail.

Bedroom 5

Double bed, bedside drawers, mirrored wardrobe, large chest of drawers, desk with drawers under, comfy office chair, carpeted and with radiator.

First Floor Landing

Bedroom 1

Double bed, bedside drawers, mirrored wardrobe, large chest of drawers, desk with drawers under, comfy office chair, carpeted and with radiator.

Bedroom 2

Double bed, bedside drawers, mirrored wardrobe, large chest of drawers, desk with drawers under, comfy office chair, carpeted and with radiator.

Bathroom

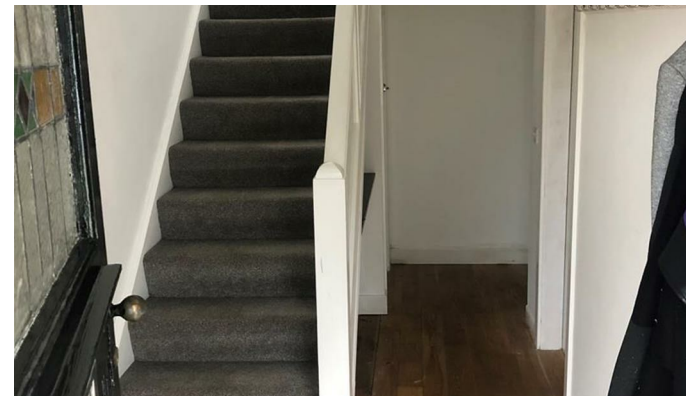
Comprising: shower cubicle with shower, wash hand basin, low level WC, bath, spotlights, UPVC double glazed window and heated towel rail.

Driveway

Providing off road parking

Garden

Enclosed rear garden with BBQ, patio area, mature plants and borders.



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

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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.