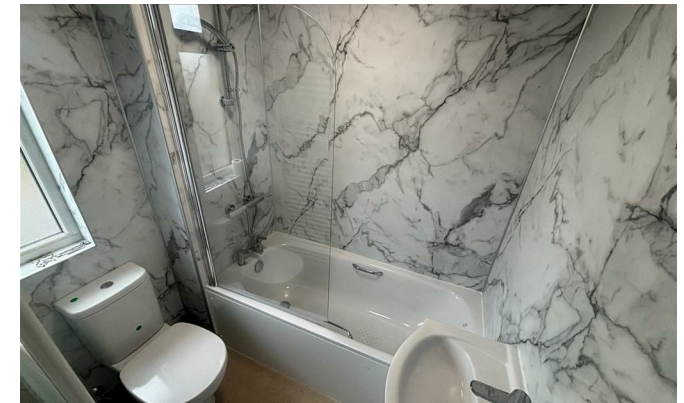


**STUART
EDWARDS**



Musgrave Gardens

, Durham DH1 1PN

- EXTENSIVELY REFURBISHED THROUGHOUT
- IDEAL FOR SINGLES, COUPLES & GROUPS OF 3
- SEMI DETACHED HOUSE
- 3 DOUBLE BEDROOMS
- NEW MODERN KITCHEN & BATHROOM
- GARDENS & DRIVEWAY
- SECURITY ALARM
- NEW CONTEMPORARY DECOR & CARPETS
- 6-9 MONTH TENANCY AVAILABLE TO JUNE 2026
- AVAILABLE 1ST OCTOBER 2025

£1,100 Per Month

Council Tax Band: Exempt EPC Rating: D

FULL DESCRIPTION

****3 DOUBLE BEDROOMS* **EXTENSIVELY REFURBISHED THROUGHOUT***

****6-9 MONTH TENANCY AVAILABLE TO JUNE 2026** ** IDEAL FOR SINGLES, COUPLES & GROUPS OF 3****

Available October 2025, we are delighted to bring to market this extensively refurbished, 3 double bedroom semi-detached house situated in Gilesgate. The property is brand-newly modernised throughout and benefits with contemporary decor & carpets, modern kitchen & bathroom, off-street parking & garden with gardener included in rent. The property comprises: entrance, lounge, kitchen, downstairs WC, 1st floor bathroom & 3 double bedrooms. There is a pleasant enclosed garden to the rear (gardener included in rent cost) 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.

42 Musgrave Gardens is brand newly refurbished throughout and benefits from new windows & doors, full rewire, new central heating system, full damp-proofing and replastering, new kitchen, bathroom and 2nd WC, new flooring throughout, new decor and new blinds. The property 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.

DIMENSIONS

Lounge - 4.8m x 3.5m

Kitchen - 4.1m x 2.7m

Bedroom 1 - 3.4m x 2.7m

Bedroom 2 - 4.3m x 2m

Bedroom 3 - 2.7m x 2.65m

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](https://www.rightmove.co.uk), [Zoopla.co.uk](https://www.zoopla.co.uk) & [OnTheMarket.com](https://www.onthemarket.com).

EPC.

EPC Rating - D

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

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.

