



Marshall Terrace

Gilesgate, Durham DH1 2HX

- FIRST FLOOR FLAT
 - LOUNGE
- BATHROOM WITH SHOWER
- 1 MILE FROM DURHAM CITY
 - NO PETS
- 2 BEDROOMS
- KITCHEN WITH APPLIANCES
 - UNFURNISHED
- ON STREET PARKING TO THE FRONT
 - NO DSS TENANTS

£695 PCM



Council Tax Band: A EPC Rating: D

FULL DESCRIPTION

Refurbished first floor flat, available now, unfurnished.

The living accommodation comprises: entrance hallway, lounge, modern fitted kitchen with appliances, 2 bedrooms with a fitted wardrobe and full bathroom suite with shower.

Sure to prove popular, within 1 mile of Durham City Centre.

Early viewings are strongly recommended to avoid disappointment.

HALLWAY

LOUNGE

KITCHEN/DINER

BEDROOM ONE

BEDROOM TWO

BATHROOM

EPC.

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0300-2572-1020-2499-5151>

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).

THE PROPERTY OMBUDSMAN

Membership is held with The Property Ombudsman for sales and lettings.

CLIENT MONEY PROTECTION

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

THANK YOU

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



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.