

# STUART EDWARDS



## Maple Avenue Gilesgate, Durham DH1 2HB

- STUDENT ACCOMMODATION 2026/2027
  - 4 BEDROOMS
  - JUST A 10 MONTH CONTRACT!
  - BATHROOM WITH SHOWER & BATH
- £140PPW EXCLUDING BILLS OR ADDITIONAL £20PPW FOR BILLS INCLUDED
- MID TERRACED HOUSE
- DUE TO UNDERGO FULL RENOVATION READY FOR SEPT 2026
  - COMMUNAL LOUNGE - FULLY EQUIPPED KITCHEN
  - WITHIN 1 MILE OF DURHAM CITY
  - DRIVEWAY

### £560 Per Week





## Council Tax Band: Exempt

### EPC Rating:

#### FULL DESCRIPTION

STUDENT ACCOMMODATION AVAILABLE 2026/2027.

£140PPPW EXCLUDING BILLS OR ADDITIONAL £20PPPW FOR BILLS INCLUDED

(Utilities include, gas, electricity, water and broadband with a cap of £3750PA)

Due to undergo a full refurbishment program ready for September 2026. Therefore only a 10 MONTH CONTRACT!

The property comprises; hallway, communal lounge and fully equipped kitchen, 4 bedrooms and bathroom suite with bath and shower. Externally there's walled garden to the front with a driveway providing one off road parking space and a large garden to the rear.

Gas central heating and UPVC double glazing.

Within 1 mile from Durham City, situated on an excellent bus route and in close proximity to several major supermarkets, pubs, cafes and takeaways. Close by there are enjoyable walks through the woods and to the riverbanks, giving good access to Graham Sports Centre, the Science Site and Bill Bryson Library.

Early reservation is recommended to avoid disappointment.

#### ENTRANCE HALLWAY

#### COMMUNAL LOUNGE

Laminate flooring with fireplace.

#### KITCHEN

Stylish fitted wall and base units, modern work surfaces with stainless steel sink and breakfast bar area. Fully equipped with all appliances.

#### FIRST FLOOR

##### BEDROOM 1

Laminate floor, radiator.

##### BEDROOM 2

Laminate floor, radiator.

##### BEDROOM 3

Laminate floor, radiator.

##### BEDROOM 4

Laminate floor, radiator.

#### BATHROOM W/C

White suite comprising panelled bath with shower over, wash hand basin and low level W/C.

#### LARGE REAR GARDEN

#### EPC.

EPC Rating -

EPC Link -

#### 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.

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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.

