



**3 Victoria Court**  
Framwellgate Moor  
County Durham  
DH1 5BY

**£650 pcm**

Two Bedrooms  
Upper Flat  
Available Late October 2024!  
Ideal Starter Home  
Perfect Location



Safe and Secure welcome to the rental market this two bedroom upper floor flat, available early October 2024 on an unfurnished basis. Situated on Victoria Court, Framwellgate Moor, the property is closely located to all local amenities and within reach of Durham City Centre.

Briefly comprising of: an entrance hall, lounge, kitchen, master bedroom with ensuite, bedroom two and family bathroom.

If you are interested please give our office a call on 0191 3854477.

### **COMMUNAL ENTRANCE**

Staircase to flat.

### **ENTRANCE HALL**

Entrance door and two built in storage cupboards.

### **LOUNGE**

13' 7" x 11' 6" (4.16m x 3.52m) Double glazed bay window to front, security phone entry system, storage heater and open plan to kitchen area.

### **KITCHEN**

8' 8" x 6' 11" (2.65m x 2.12m) Fitted with a range of wall and base units with co-ordinating work surfaces over, single drainer sink, built in electric oven and hob, extractor hood, space for washing machine and double glazed window to front.





### **BEDROOM 1**

11' 3" x 11' 2" (3.45m x 3.41m) Double glazed bay window to rear and storage heater.

### **EN-SUITE SHOWER ROOM**

White three piece suite comprising of pedestal wash hand basin, step in shower cubicle and low level WC, tiled floor, heated towel rail and extractor fan.

### **BEDROOM 2**

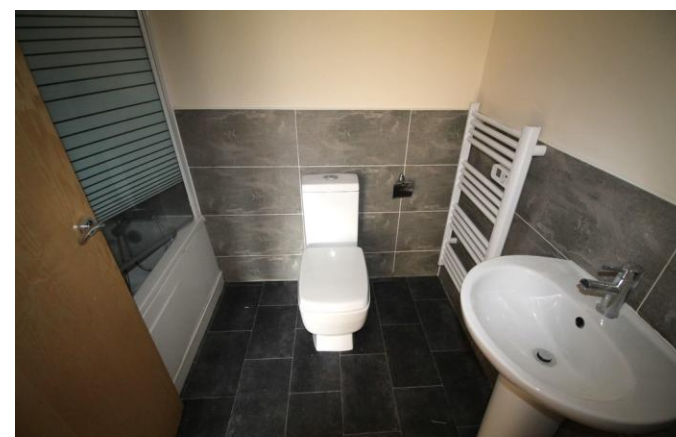
11' 3" x 9' 2" (3.44m x 2.81m) Double glazed window to rear and storage heater.

### **BATHROOM/W.C.**

White three piece suite comprising of panelled bath with shower over, pedestal wash hand basin, low level WC, tiled floor, heated towel rail and extractor fan.

### **EXTERNALLY**

Off road parking bay.



**Local Authority**  
**Council Tax Band**  
**EPC Rating**

Durham County Council

B

TBC

**Houghton Le Spring**

24-25 Westbourne Terrace  
Houghton Le Spring  
Tyne And Wear  
DH4 4QT

**Contact**

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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 are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.