



Victoria Street

Evenwood DL14 9QQ

£620 Per Calendar Month





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Victoria Street

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- Two Bedroom End Terrace
- EPC Grade C
- Fitted Kitchen

- UPVC Double Glazed
- Garden To Rear
- Master Bedroom And Dressing Room

- Gas Central Heating
- Through Lounge/Dining Room
- Village Location

Nestled in the charming village of Evenwood, this delightful end-terrace house on Victoria Street offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is designed to maximise space and light, creating a homely feel throughout.

The property features a well-appointed bathroom, ensuring that your daily routines are both comfortable and efficient. The kitchen, while not specified, typically offers ample space for culinary pursuits, making it a delightful area for preparing meals.

The end-terrace position of the house provides added privacy and a sense of space, with potential for a small garden or outdoor area, perfect for enjoying the fresh air. The location on Victoria Street places you within easy reach of local amenities, schools, and transport links, making it a practical choice for everyday living.

This property presents an excellent opportunity for those looking to settle in a friendly community, with the charm of village life combined with the conveniences of modern living. Whether you are a first-time buyer or seeking a rental opportunity, this end-terrace house is certainly worth considering.

GROUND FLOOR

Entrance

Access via a UPVC entrance door stairs rise to the first floor and a door into the lounge.

Lounge Diner

11'11" x 25'11" (3.640 x 7.921)

Spacious double room with ample space for both living and dining furniture, dual aspect with two UPVC windows, two central heating radiators and decorative fireplace and surround. Access to a useful storage cupboard.

Kitchen

14'10" x 6'10" (4.529 x 2.100)

Fitted with a range of base and wall units with laminate work surfaces over, stainless steel sink and ample space for free standing appliances as required. UPVC window and door lead to the rear yard.

FIRST FLOOR

Landing

Stairs rise from the entrance and provide access to the first floor accommodation and the loft.

Bedroom One and Dressing Room

12'11" x 6'11" (3.942 x 2.115)

Located to the rear of the property having UPVC window and central heating radiator a door leads through to a dressing area with a UPVC window and central heating radiator.

Bedroom Two

14'3" x 8'7" (4.345 x 2.620)

Having UPVC window and central heating radiator with access to a useful storage cupboard housing the gas central heating boiler.

Exterior

To the front of the property is an area of off road parking beyond are double opening gates leading into an enclosed garden area whilst to the rear there is an enclosed yard.

Energy Performance Certificate

<https://find-energy-certificate.service.gov.uk/energy-certificate/8923-6127-5120-0896-3926>

Holding Deposit/Tenant Info

All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's

rent. This will need to be agreed with the Tenant during the application process.

You will lose your Holding Deposit if any of the following occurs:

1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You drag your feet during the application process.

All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to 5 weeks' rent.

Bond/Deposit

The security deposit (bond) amount is equivalent to 5 weeks rent.

General Information

Council Tax Amount Band A - £1621 Maximum 2024

EPC Grade – C

Water and Drainage – Mains

Gas and Electric -Prepayment

Broadband Available – Please contact your provider

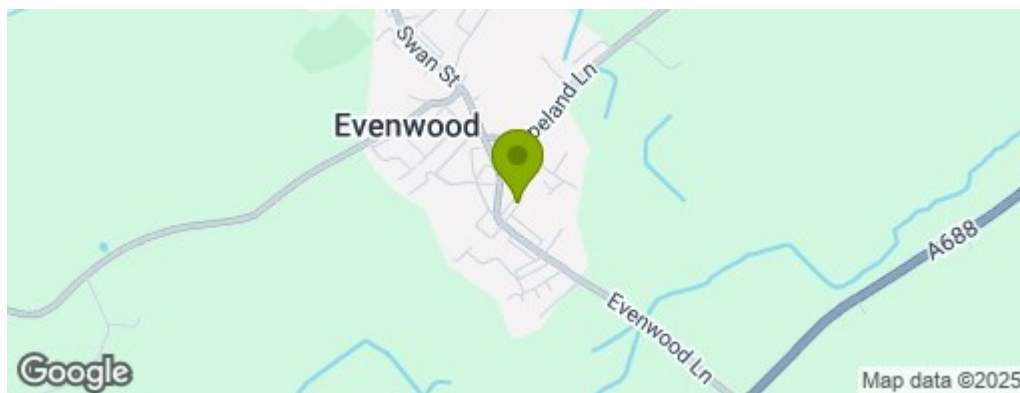
Mobile Signal Coverage Available – Good

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Property Information

Durham County Council-Council Tax Band A

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