



Clarence Terrace

Willington DL15 0HS

£450 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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- End Terrace
- EPC Grade C
- Gas Central Heating

- Ground Floor Bathroom
- Outskirts of Town
- UPVC Double Glazing

- Two Double Bedrooms
- Available Immediately
- Good Sized Lounge

Nestled in the charming area of Clarence Terrace, Willington, this delightful end terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 861 square feet, the property features two generously sized bedrooms, making it an ideal choice for couples, small families, or those seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that exudes warmth and character, providing an inviting space for relaxation or entertaining guests. The lovely fitted kitchen, complete with a breakfast bar, is a highlight of the home, offering a practical yet stylish area for culinary pursuits and casual dining.

The master bedroom is a true sanctuary, boasting space and convenience. The second bedroom is also well-proportioned, ensuring ample space for rest and personalisation.

Situated on a pleasant side street, this property benefits from a tranquil setting while remaining close to local amenities and transport links. Available for immediate occupancy, this home presents a wonderful opportunity for those looking to settle in a welcoming community.

In summary, this end terrace house on Clarence Terrace is a charming and promises comfort and ease in a desirable location. Do not miss the chance to make this lovely property your new home.

Ground Floor

Lounge

14'4" x 12'9" (4.37 x 3.89)

Having upvc door and upvc double glazed window to front, laminate flooring, tv point, squared arch to Kitchen.

Kitchen/Diner

14'10" x 11'1" (4.530 x 3.380)

Fitted with a range of wall and base units with laminate work surfaces over, stainless steel sink unit, tiled splashbacks, UPVC double glazed window, central heating radiator, under stairs storage cupboard.

Bathroom/WC

With a panelled bath, wc, wash hand basin, part tiled walls, central heating radiator, tiled floor, two opaque UPVC double glazed windows to side

Rear Entrance

With rear upvc entrance door, stairs to first floor and central heating radiator.

First Floor

Landing

Having loft access.

Bedroom One

14'8" x 11'1" (4.47 x 3.38)

With upvc double glazed window, central heating radiator,, concealed and wall mounted gas boiler.

Bedroom Two

14'4" x 9'4" (4.37 x 2.84)

Having upvc double glazed window, fitted cupboards on one wall, central heating radiator.

Exterior

There is an enclosed yard to rear

Energy Performance Certificate

To view the Energy Performance Certificate, please click the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0825-3014-7207-5142-0204>

Holding Deposit/Tenant Information

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

General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Available Highest available download speed 1800 Mbps

Highest available upload speed 220 Mbps

Mobile Signal/coverage: Limited -indoors and likely outdoors

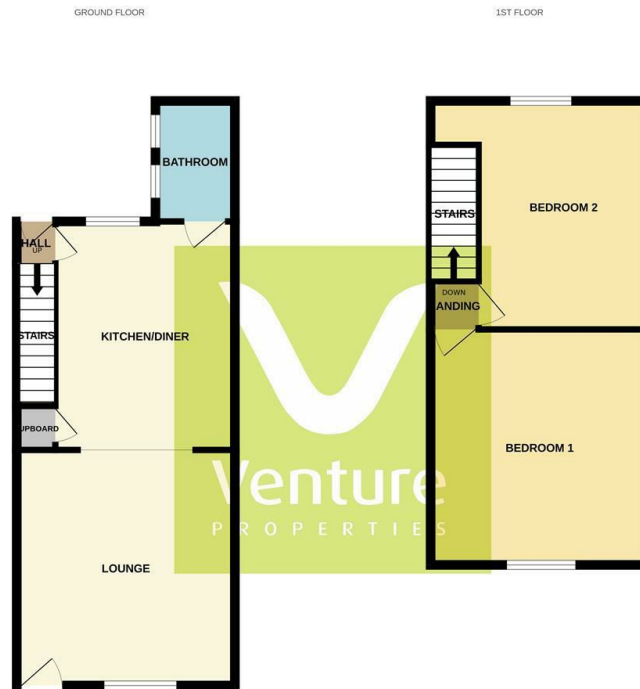
Council Tax: Durham County Council, Band: A Annual price: £1701 (Maximum 2025)

Energy Performance Certificate Grade C

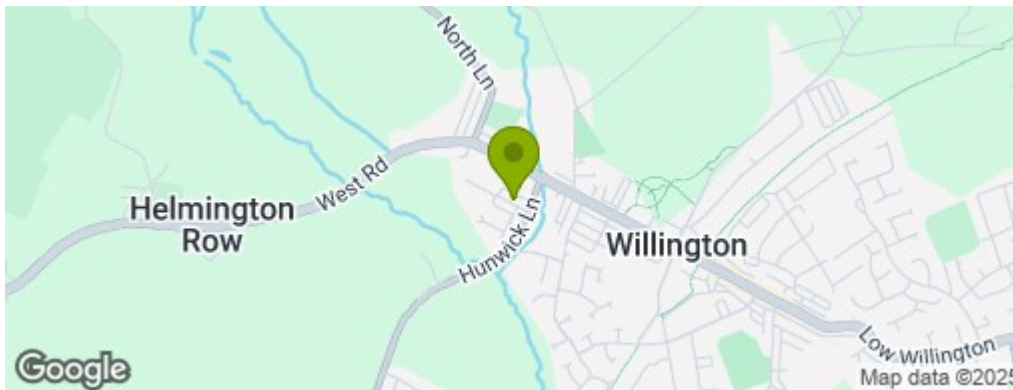
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

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