



## Grove Terrace

Durham DH7 8JT

£850 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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# Grove Terrace

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- Available on a furnished basis
- EPC RATING -
- Two double bedrooms

- Popular location
- Regular public transport links
- Refitted kitchen

- Close to local shops and amenities
- Easy access to the city and university
- Combi gas central heating

Available for rent on a furnished basis, this spacious and well presented house with two double bedrooms is located in the sought after location of Langley Moor.

Conveniently situated close to local shops and amenities, you'll have everything you need right at your doorstep. For students or sharers, this house is an ideal choice due to its layout and location. It is within easy reach of Durham City and has good public transport links.

Viewing is highly recommended for full appreciation.

## GROUND FLOOR

### Hall

Entered via a UPVC double glazed door. With stairs leading to the first floor and radiator.

### Living Room

13'5" x 11'7" (4.10 x 3.54)

Having a UPVC double glazed bay window to the front, sofa and radiator.

### Kitchen/Diner

12'4" x 12'1" (3.77 x 3.70)

Refitted with a range of wall and floor units having

contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, an electric cooker and fridge/freezer. Further features include a UPVC double glazed window to the rear, understairs storage with a window, radiator and dining table.

### Utility Room

9'10" x 3'8" (3.00 x 1.12)

With an external door to the rear yard, UPVC double glazed window, washer/dryer and radiator.

### Bathroom/WC

7'10" x 5'5" (2.39 x 1.67)

Comprising of a bath with electric shower over, pedestal wash basin, WC, tiled splashbacks, extractor fan, radiator and UPVC double glazed opaque window to the side.

## FIRST FLOOR

### Landing

Having a UPVC double glazed window to the rear and cupboard housing the combi gas central heating boiler.

### Bedroom One

15'2" x 11'10" (4.63 x 3.63)

Generous bedroom with a UPVC double glazed window to the front, radiator, double bed, wardrobe and desk.

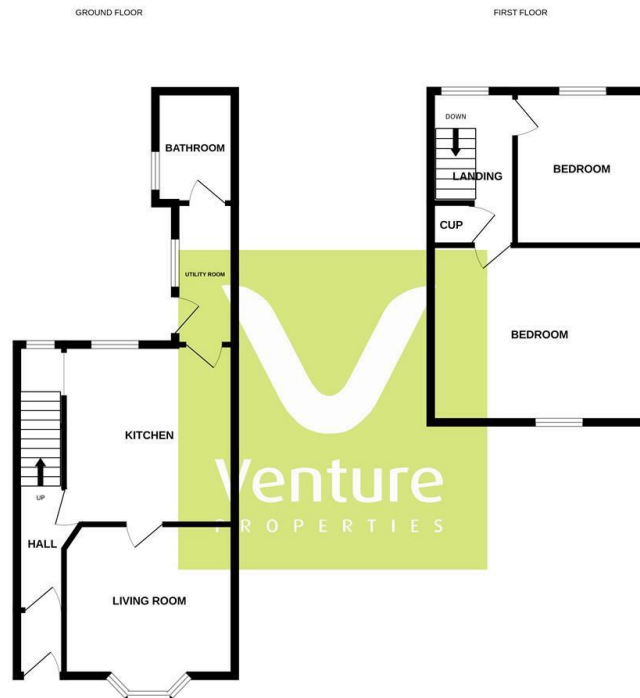
### Bedroom Two

9'3" x 9'3" (2.84 x 2.82)

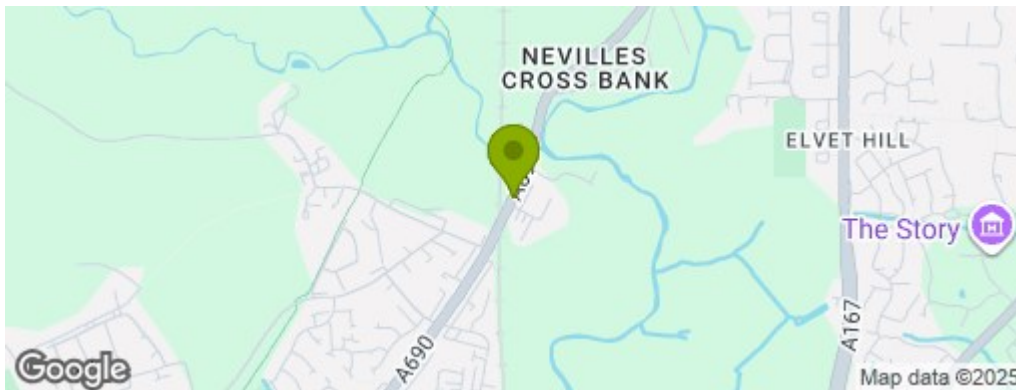
Further well proportioned bedroom with a UPVC double glazed window to the rear, radiator, double bed, wardrobe and desk.

### EXTERNAL

There are low maintenance gardens to the front and rear.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The accuracy of the floorplan is not guaranteed and no guarantee is given as to their accuracy or efficiency can be given. Made with Mapbox CSDS



## Property Information

0191 372 9797

1 Whitfield House, Durham, DH7 8XL  
[durham@venturepropertiesuk.com](mailto:durham@venturepropertiesuk.com)