

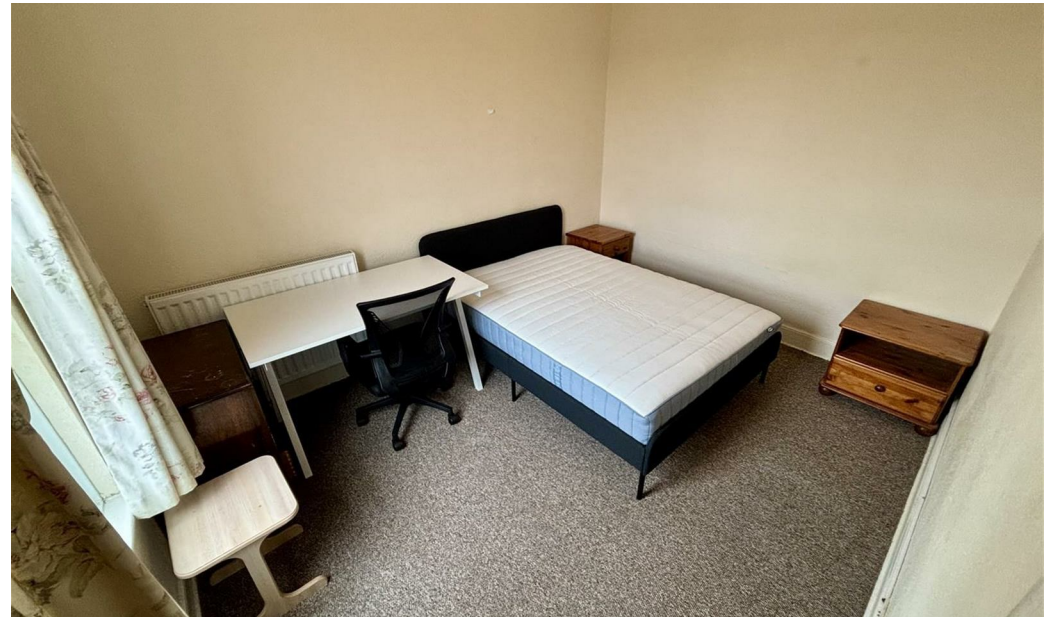


Grove Terrace

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

Durham DH7 8JT



- 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.

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.

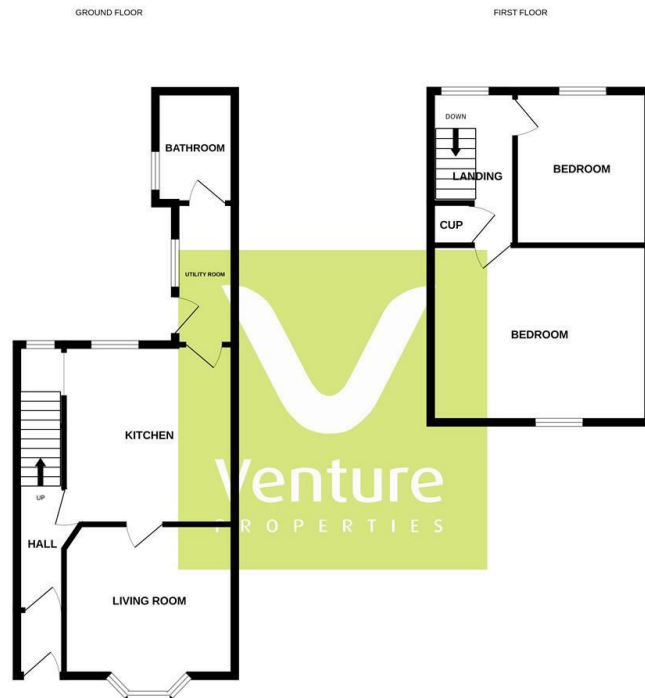
You will lose your Holding Deposit if any of the following occurs:

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.

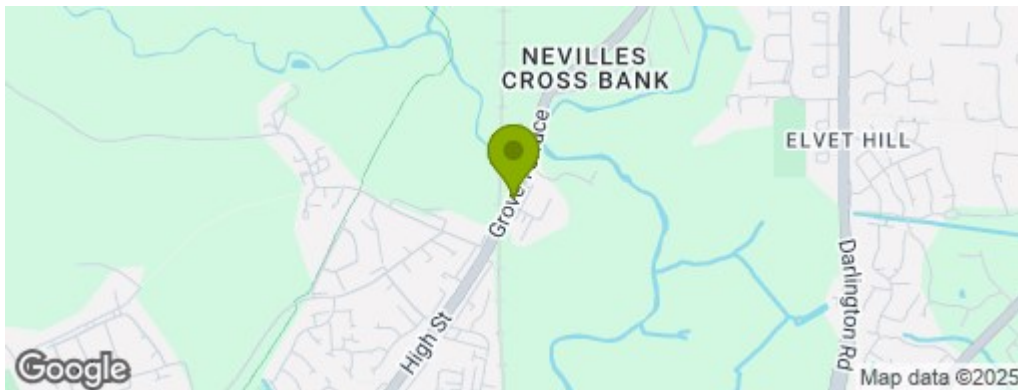
All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to one months rent.

Bond / Deposit

The security deposit (bond) amount is equivalent to 4 weeks rent.



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 details of items are approximate and no guarantee is given as to their quantity or efficiency can be given. Made with Mapbox CSDS



Property Information

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