



Frederick Street South
Meadowfield DH7 8NA
£600 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.



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.

Frederick Street South

Meadowfield DH7 8NA

- Available immediately
- EPC RATING - D
- Two double bedrooms

- Popular location
- Modern fitted kitchen
- Located on a bus route in to the city



x 2



x 1



x 1

VIEWING HIGHLY RECOMMENDED FOR FULL APPRECIATION

Early viewing is highly recommended to take advantage of the opportunity to rent this well presented and SPACIOUS TWO BEDROOM property situated in a popular location in Meadowfield. With excellent access to local amenities and regular public transport links to Durham City, which is only 3 miles distant.

The impressive floor plan comprises of a large living room with feature fireplace, fitted kitchen and STYLISH MODERN BATHROOM. To the first floor is a generous master bedroom and further well proportioned second bedroom. Externally there is a shared yard to the rear. The property enjoys combi gas central heating and UPVC double glazing.

GROUND FLOOR

Living Room

16'1" x 13'7" (4.91 x 4.15)

Having a UPVC double glazed window to the front, feature fireplace, two radiators, laminate flooring, storage cupboard and stairs leading to the first floor.

Inner Hall

Leading to the kitchen.

Kitchen

10'4" x 5'0" (3.15 x 1.54)

Fitted with wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in oven with stainless steel electric hob with extractor over, fridge space, plumbing for a washing machine, radiator and UPVC double glazed window to the side.

Rear Lobby

With a UPVC double glazed door to the side.

Bathroom/WC

7'1" x 4'11" (2.17 x 1.52)

Stylish bathroom comprising of a panelled bath with mixer shower, pedestal wash basin and WC. Having a chrome heated towel rail, extractor fan and UPVC double glazed opaque window to the side.

FIRST FLOOR

Bedroom One

15'4" x 10'8" (4.68 x 3.26)

Large double bedroom with a UPVC double glazed window to the front and radiator.

Bedroom Two

9'1" x 9'0" (2.77 x 2.75)

Further well proportioned bedroom with a UPVC double glazed window to the front, radiator and cupboard housing the combi gas central heating boiler.

EXTERNAL

Externally the property enjoys access to a shared yard.

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.

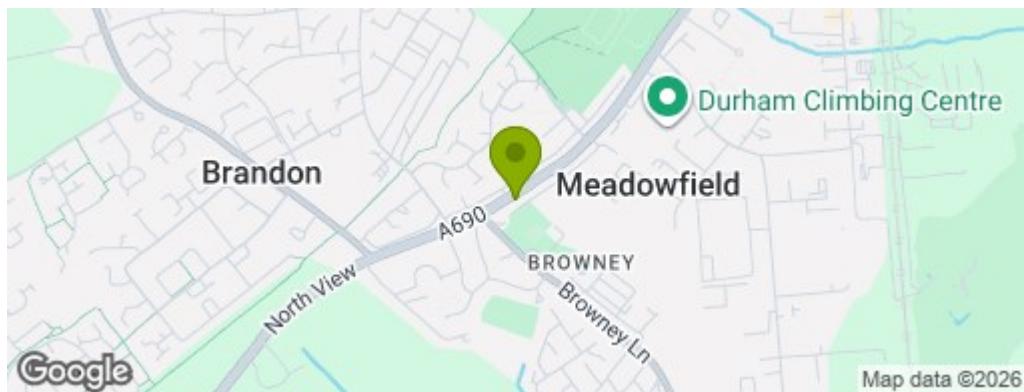
All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to one months rent.

Bond / Deposit

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

AGENT NOTES

Please know, the photos on the advert were taken prior to the current tenant moving in.



Property Information

0191 372 9797

1 Whitfield House, Durham, DH7 8XL
durham@venturepropertiesuk.com