

**STUART
EDWARDS**



Mistletoe Street

, Durham City DH1 4EP

- Investment Opportunity
 - Viaduct Area
 - Lounge
- Full Bathroom Suite With Shower
 - Gas Central Heating
- Mid Terraced House
 - 2 Bedrooms
- Fully Equipped Kitchen
 - Rear Yard
- UPVC Double Glazing

Asking Price £290,000



Council Tax Band: Exempt
EPC Rating:

FULL DESCRIPTION

STUDENT ACCOMMODATION SITUATED IN THE VIADUCT AREA OF DURHAM CITY. FULLY LET FOR NEXT ACADEMIC YEAR.

The living accommodation comprises: entrance hallway, lounge, fully equipped kitchen, rear entrance lobby and ground floor full bathroom suite with shower. 2 bedrooms and shower room. To the first floor there are 2 bedrooms. Externally there is a rear yard.

Benefiting from gas central heating via a combi boiler and UPVC double glazing.

This is prime City Centre student rental accommodation, in the highly regarded and much sought-after Mistletoe Street.

ENTRANCE HALLWAY

Radiator and stairs to first floor landing.

LOUNGE

13'9" x 11'7"

Two double radiators, feature fireplace with surround, wood flooring, bay window, storage cupboard and covered ceiling.

KITCHEN

5'6" x 14'11"

Range of floor and wall units with laminate worktops and inset stainless steel sink and drainer unit with mixer tap. Tiled splash backs, laminate flooring, automatic washer, cooker, fridge freezer, extractor fan and radiator.

REAR ENTRANCE LOBBY

Laminate flooring and double glazed UPVC door to rear yard.

BATHROOM

White suite comprising panel bath with electric overhead shower and screen, low level w.c, wash hand basin, radiator and laminate walls and ceiling.

FIRST FLOOR LANDING

Storage cupboard.

BEDROOM 1

13'2" x 9'11"

A range of fitted wardrobes, covered ceiling and double radiator.

BEDROOM 2

8'9" x 9'7"

Double radiator and covered ceiling.

REAR YARD

IMPORTANT INFORMATION

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

VIEWING

Contact Stuart Edwards Estate Agents for an appointment to view.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.