



Grove Cottages, Coxhoe, DH6 4EQ
3 Bed - House - End Terrace
£125,000

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Stunning End Terrace Property ** Ideal Starter or Family Home ** Extended & Spacious Floor Plan ** Outskirts of Durham ** Private & Sunny Rear Aspect ** Rear Views ** Local Amenities & Road Links ** Close to Good Schooling ** Double Glazing & GCH Via Combination Boiler ** Must Be Viewed **

The layout includes: an entrance leading to a spacious and cosy lounge featuring a standout fireplace and double doors that open into the dining room. The dining area accommodates a generously sized table and chairs and seamlessly connects to the well-equipped fitted kitchen. Additionally, there's a practical utility room and a cloakroom/ WC on this level. Moving to the first floor, three ample bedrooms await, with the master bedroom boasting rear views. The bathroom/WC is equipped with a modern white suite, including an over-bath shower. Outside, a small front courtyard garden with gated access complements the enclosed rear garden, providing a serene and relatively private outdoor space with a sunny aspect and lovely views.

Coxhoe is a former mining village situated less than six miles Southwest from Durham city between the towns of Bowburn and Cornforth. The nearby A1(M) provides commuter access throughout the region and beyond. A range of amenities can be found within Coxhoe High Street and the nearby villages, with a larger range of amenities to be found in Durham City. Local schools include Coxhoe, Bowburn and Quarrington Hill Primary Schools.



GROUND FLOOR

Entrance

Lounge

17'10 x 14'06 (5.44m x 4.42m)



Dining Room

10'08 x 8'05 (3.25m x 2.57m)

Utility

5'07 x 4'06 (1.70m x 1.37m)

WC

5'07 x 2'08 (1.70m x 0.81m)

Kitchen

14'06 x 8'06 (4.42m x 2.59m)



FIRST FLOOR

Bedroom

12'10 x 8'10 (3.91m x 2.69m)



Bedroom

11'02 x 8'0 (3.40m x 2.44m)

Bedroom

9'10 x 9'02 (3.00m x 2.79m)

Bathroom/WC

6'06 x 5'04 (1.98m x 1.63m)



Agent Note

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 7 Mbps, Superfast 79 Mbps,

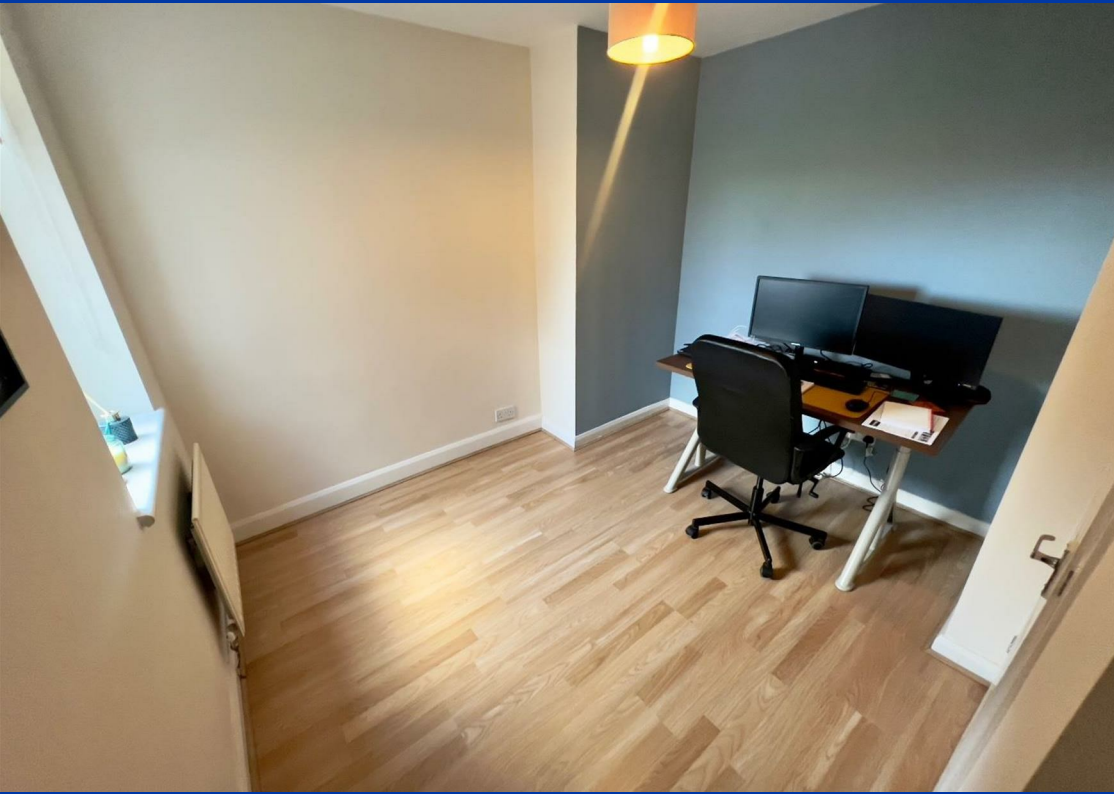
Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx £1621pa

Energy Rating: D

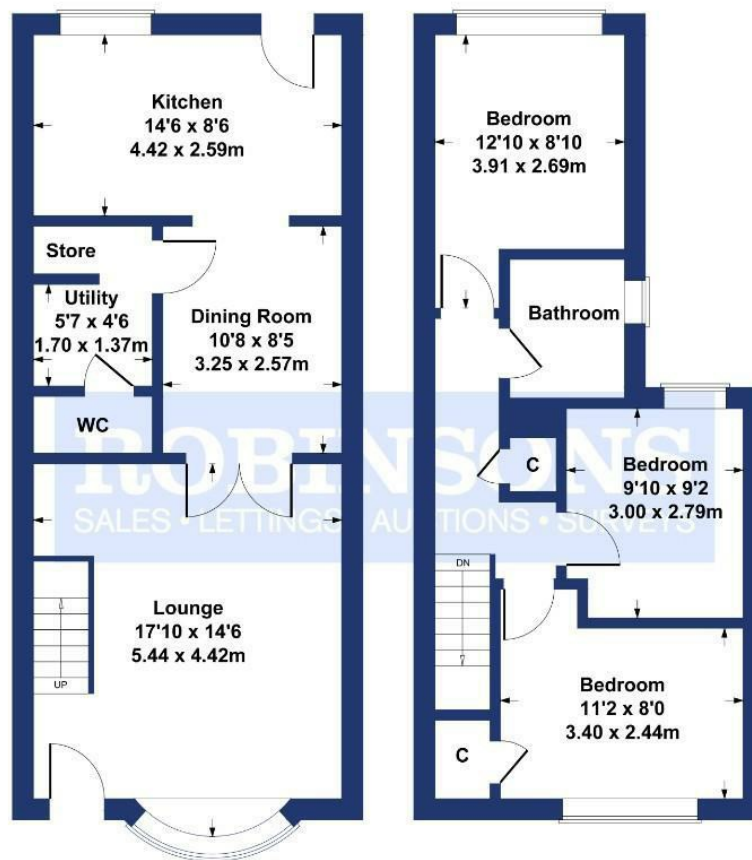
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Grove Cottages

Approximate Gross Internal Area
952 sq ft - 88 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

83

67

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.