



Ashbourne Drive, Coxhoe, DH6 4SR
2 Bed - House - Semi-Detached
£119,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

*** VENDOR CURRENTLY PURCHASING THE FREEHOLD * POPULAR ESTATE * DRIVEWAY AND GARAGE * LOW MAINTENANCE REAR GARDEN * TWO WELL-SIZED BEDROOMS ***

This two-bedroom semi-detached home is now available for purchase. The property is located in the popular and well-established residential development of Coxhoe, which offers easy access to a variety of local amenities, schools, and road networks. Durham City is also just a short journey away. The A1(M) highway is conveniently located nearby, providing routes to many of the region's towns and cities, including Newcastle, Gateshead, Chester le Street, and Darlington.

The property boasts UPVC double glazing and gas-fired central heating. The floor plan briefly comprises an entrance porch, inviting open-plan L-shaped lounge, dining room, and a kitchen. To the first floor, there are two bedrooms and a bathroom/WC. Externally, there is a small garden to the front. At the rear, there is a low-maintenance enclosed garage, and to the side, there is a garage and driveway.



GROUND FLOOR

Entrance Porch

Lounge Area

14'5" x 9'10" (4.4 x 3)

Dining Area

8'2" x 5'10" (2.5 x 1.8)

Kitchen

8'2" x 7'10" (2.5 x 2.4)

FIRST FLOOR

Landing

Bedroom

11'1" x 8'6" (3.4 x 2.6)

Bedroom

8'6" x 7'2" (2.6 x 2.2)

Bathroom

6'2" x 6'2" (1.9 x 1.9)

EXTERNALLY



Garage and Driveway



Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 7 Mbps, Superfast 66 Mbps, Ultrafast 9,000 Mbps

Tenure: Leasehold 72 years remaining (vendor in the process of buying the Freehold)

Council Tax: Durham County Council, Band B - Approx. £1,801 p.a

Energy Rating: D

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

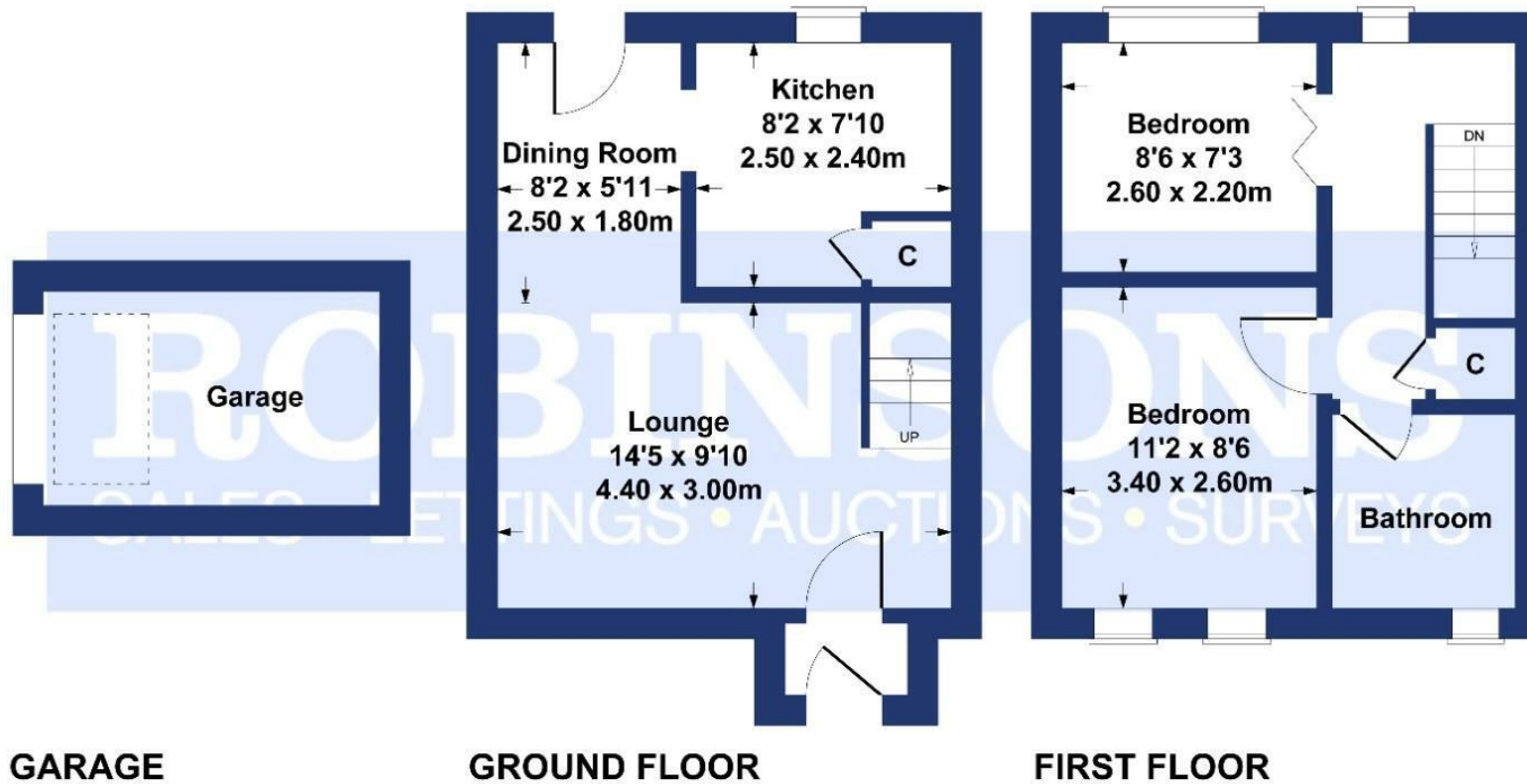




Ashbourne Drive

Approximate Gross Internal Area
538 sq ft - 50 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	68	
(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	



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. 2024

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.