



Nevilles Cross Bank, Nevilles Cross, DH1
4JP
2 Bed - House - Mid Terrace
£750 Per Calendar Month

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Early Viewing Advised ** Part Furnished ** Well Presented **
Two Reception Rooms ** Walking Distance to Durham City &
Transport Links ** Pleasant Rear Courtyard Style Garden **
Double Glazing & GCH ** Ideal For A Variety of Tenants **

Briefly comprises entrance hall, lounge, separate dining room,
fitted kitchen with a range of appliances, ground floor bathroom
with modern white suite and over bath shower. To the first floor
are there are two good sized bedrooms. Outside there is a
pleasant enclosed rear courtyard style garden.

Abelarde is conveniently situated on Nevilles Cross bank, close
to the A(167) Highway which provides good road links to both
North and South and is within walking distance of the Durham
Johnston School as well as St Margarets School. It is also just
over 1 mile from Durham City Centre where there are
comprehensive shopping and recreational facilities and
amenities available.

Council Tax Band - A Annual Cost - £1474.78

EPC Rating - D

BOND £500 | MINIMUM 6 MONTHS TENANCY

Specifications - Professionals Only, No Smokers, Pets
Considered (Additional £25pcm Pet Rent)

Required Earnings: Tenant Income £22,500.00 Guarantor
Income (If Required) - £27,000.00

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

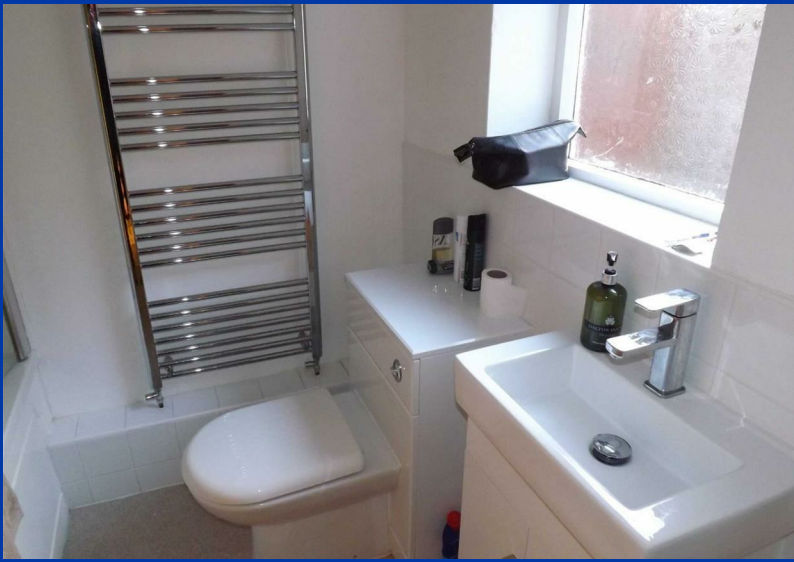
Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Disclaimer: The preceding details have been sourced from the
landlord 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.



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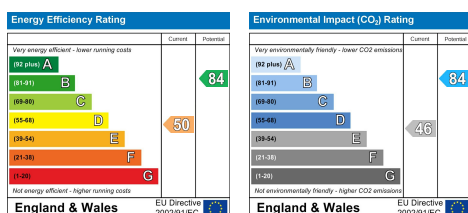
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



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