



Buckinghamshire Road, Belmont, DH1 2BE
4 Bed - House - Semi-Detached
£1,250 Per Calendar Month

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Buckinghamshire Road Belmont, DH1 2BE

We take great pleasure in presenting this extensively extended and meticulously upgraded 3/4 bedroom semi-detached property, maintained to an exemplary standard throughout.

Having been cherished and enhanced by its current owner, this residence occupies a generous plot within a highly coveted development, warranting prompt viewing due to its anticipated popularity. It is offered un-furnished.

The layout comprises: a porch, hallway, inviting lounge, separate dining room, well-appointed kitchen, utility room, downstairs shower room, and a versatile bedroom/sitting room. Upstairs, there are three generously sized bedrooms and a family shower room with a separate WC.

To the front, ample parking is provided, with additional space to the side and a rear garden enclosed for privacy.

Situated on Buckinghamshire Road, this property enjoys a convenient location, with easy access to a variety of local amenities including shops, a post office, public library, and a doctor's surgery within the development itself. For more extensive shopping and leisure opportunities, Durham City Centre is just approximately 3 miles away. Belmont also offers excellent commuting links, being situated just off the A(690) Durham to Sunderland Highway and the A1(M) Motorway, facilitating travel both north and south.

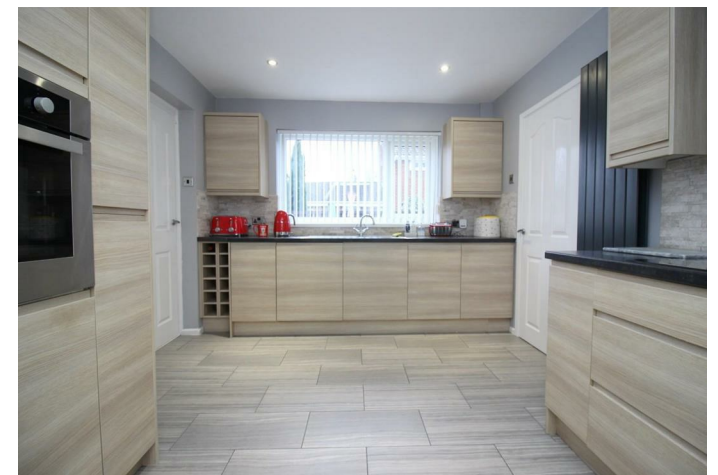
Council Tax Band - C Annual Cost - £1966.38

EPC Rating - C

BOND £1250 | MINIMUM 6 MONTHS TENANCY

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

Required Earnings: Tenant Income - £37,500 Guarantor Income (If Required) - £45,000













Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating and Solar Panels

Broadband: Basic 4 Mbps, Superfast 46 Mbps, Ultrafast 9,000 Mbps

Mobile Signal/Coverage: Average

Council Tax: Durham County Council, Band C

Energy Rating: C

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.

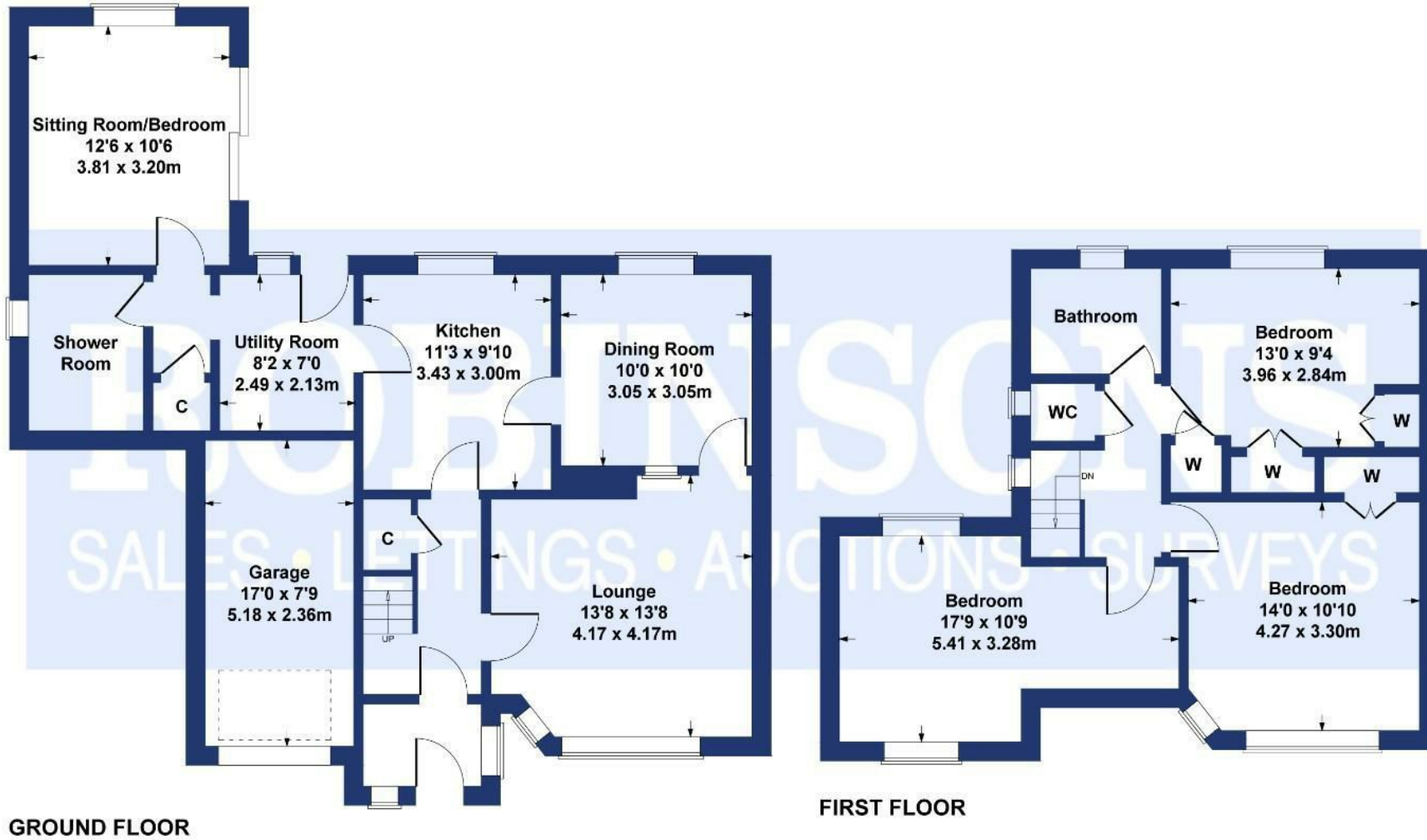




Buckinghamshire Road

Approximate Gross Internal Area
1494 sq ft - 139 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		84
(81-81)	B	80	
(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	



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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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