

Foundry Close, Coxhoe, DH6 4LN
2 Bed - House - Mid Terrace
O.I.R.O £125,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

No Upper Chain ** Private Rear Aspect ** Parking Space **
Modern Development ** Popular Village Location ** Outskirts of
Durham ** Ideal Starter Home or Investment Buy-to-Let **
Double Glazing & GCH **

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.

The floor plan comprises: entrance hallway, WC, comfortable living room with stairs to the first floor. The kitchen diner is to the rear of the property, fitted with a range of modern units and has French doors opening to the private rear garden. The first floor has two double bedrooms and modern family bathroom/WC. Outside there is a parking space and gardens.

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

Hallway

WC

Lounge

14'4 x 12'11 (4.37m x 3.94m)

Kitchen Diner

14'4 x 10'0 (4.37m x 3.05m)

FIRST FLOOR

Bedroom

11'2 x 10'10 (3.40m x 3.30m)

Bedroom

11'2 x 7'10 (3.40m x 2.39m)

Bathroom/WC

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 13 Mbps, Superfast 74 Mbps

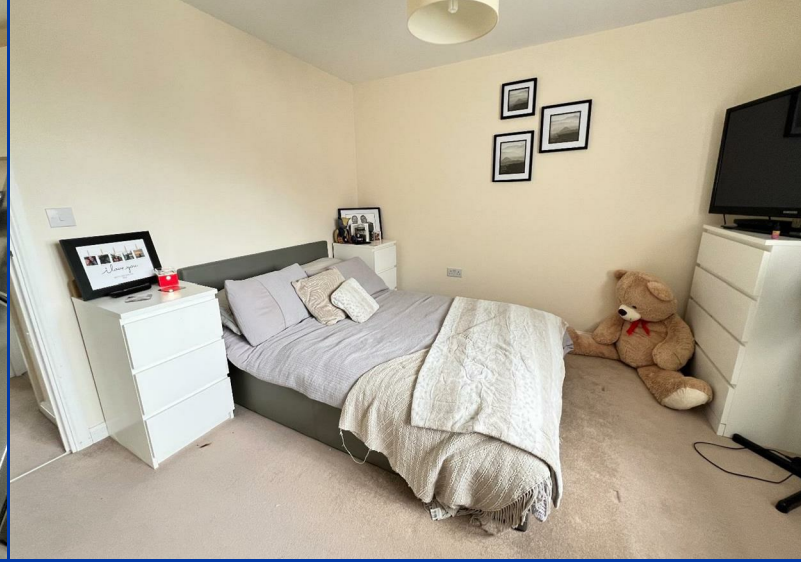
Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2161

p.a

Energy Rating: C



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

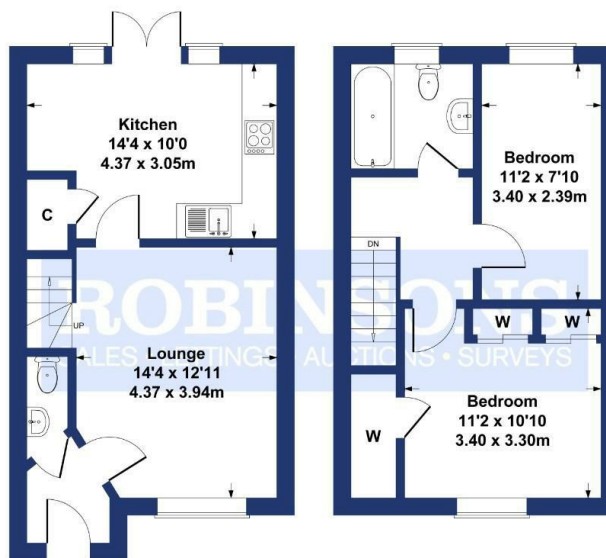
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Foundry Close
Approximate Gross Internal Area
724 sq ft - 67 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. 2024

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
79	93		

Energy Efficiency Rating: A scale from A (most efficient) to G (least efficient). 79 is a 'Good' rating, 93 is a 'Very Good' rating.

Environmental Impact (CO₂) Rating: A scale from A (most environmentally friendly) to G (least environmentally friendly).

Not energy efficient - higher running costs
Very energy efficient - lower running costs
Not environmentally friendly - higher CO₂ emissions
Very environmentally friendly - lower CO₂ emissions

England & Wales EU Directive 2002/91/EC

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)
T: 0191 383 9994 (option1) (Lettings)
E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777
E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000
E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111
E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477
E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444
E: info@robinsonsspenny Moor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777
E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444
E: info@wynyardfineandcountry.co.uk

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.



ROBINSONS
SALES • LETTINGS • AUCTIONS