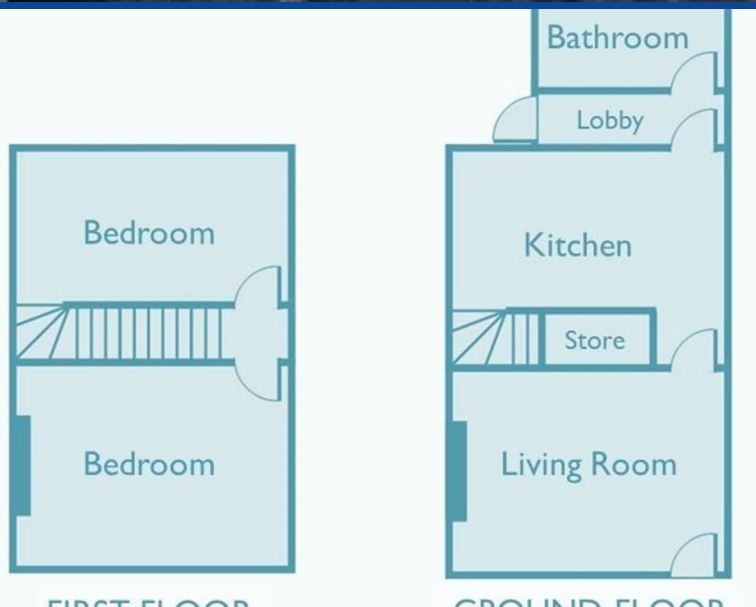




Lambton Street, Durham City, DH1 4RU  
2 Bed - Student Property  
£150 Per Week

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

**\*\* STUDENT PROPERTY - EXCLUDING BILLS \*\***

**\*\* THE SOFA AND LIVING ROOM CARPET WILL BE REPLACED DURING SUMMER 2025 \*\***

Lambton Street is a charming and appealing cottage for rent in a quiet yet central location in the heart of historic Durham City. Lambton Street provides spacious accommodation in the heart of Durham City. Ideal for both professionals and students the properties provide excellent access to both the city, the region, the UK and beyond. All the cottages have the following accommodation: 2 double bedrooms, Living room (with phone and tv point), Fitted kitchen, Bathroom. External yard area The cottages are to be let on a furnished basis. The properties are located in the heart of the city with all major amenities being within walking distance.

EPC Rating - C

BOND £600 | £150 PER WEEK PER STUDENT | 12 MONTHS TENANCY

\* Video tour from 2020. Property may be subject to slight alternations or changes.



# OUR SERVICES

Mortgage Advice

Conveyancing

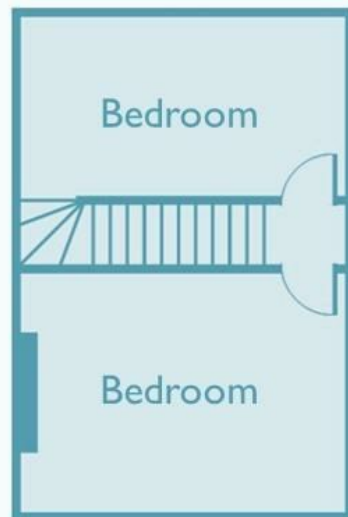
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



FIRST FLOOR



GROUND FLOOR

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| A                                           |  |                         |           |
| B                                           |  |                         |           |
| C                                           |  |                         |           |
| D                                           |  |                         |           |
| E                                           |  |                         |           |
| F                                           |  |                         |           |
| G                                           |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| A                                                               |  |                         |           |
| B                                                               |  |                         |           |
| C                                                               |  |                         |           |
| D                                                               |  |                         |           |
| E                                                               |  |                         |           |
| F                                                               |  |                         |           |
| G                                                               |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

## DURHAM

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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.



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