



Henry Avenue, Bowburn, DH6 5EN
2 Bed - House - Semi-Detached
Asking Price £85,000

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Henry Avenue

Bowburn, DH6 5EN

No Upper Chain ** Popular Village Location ** Outskirts of Durham ** Good Road Links ** Ideal Starter Home or Buy-to-Let ** Southerly Rear Aspect ** Gardens ** Possible Parking **

The floor plan comprises: entrance, comfortable lounge dining room, conservatory, kitchen with utility area. The first floor has two good size bedrooms and bathroom/WC. Outside are front and rear gardens.

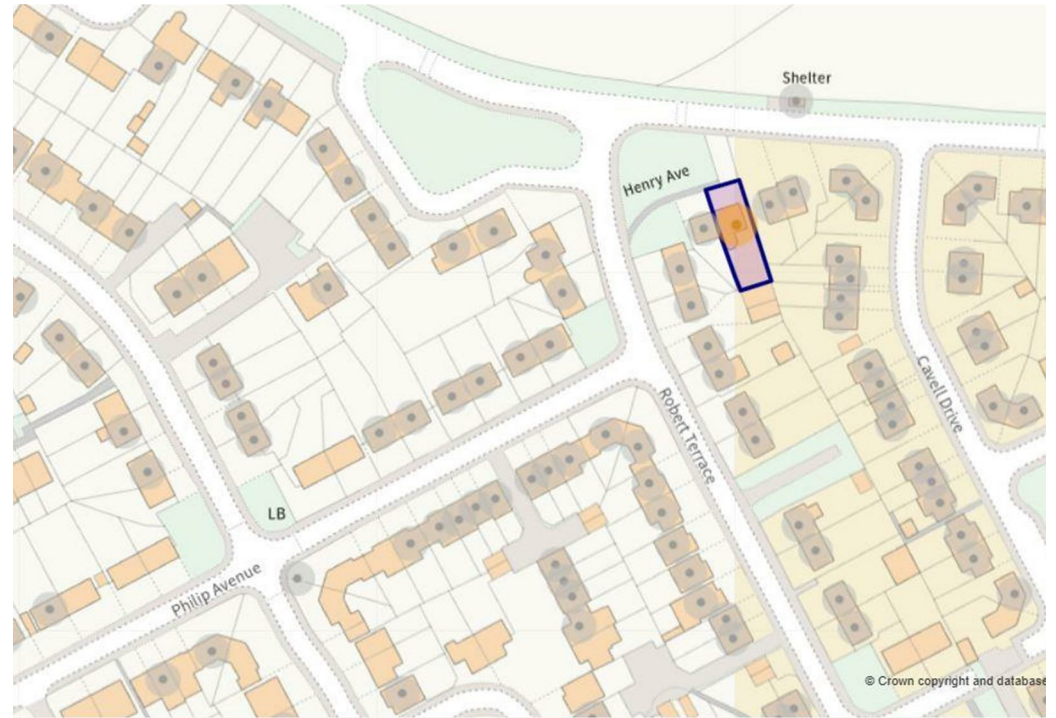
Bowburn, located in County Durham, is a village that offers a blend of suburban living with convenient access to Durham City, making it an attractive option for a range of buyers. Just 3 miles from Durham City Centre, Bowburn benefits from excellent transport links, including easy access to the A1(M) motorway, which connects the village to nearby cities like Newcastle and Middlesbrough, as well as London and Edinburgh via the East Coast Mainline from Durham Station. The village has seen recent development, with modern housing estates offering a variety of property types, from starter homes to family houses, making it appealing to first-time buyers, families, and investors alike.

In terms of amenities, Bowburn has a selection of local shops, a post office, and primary schools, with larger supermarkets and retail options just a short drive away in Durham. The village also boasts green spaces and parks, along with access to countryside walks, providing a peaceful lifestyle. Public transport options include regular bus services to Durham and nearby towns. Bowburn is ideal for those seeking affordable living with proximity to city amenities, good schools, and efficient transport routes.











GROUND FLOOR

Hallway

5'9 x 3'4 (1.75m x 1.02m)

Lounge Diner

15'11 x 12'6 (4.85m x 3.81m)

Conservatory

11'3 x 9'4 (3.43m x 2.84m)

Kitchen

9'9 x 8'4 (2.97m x 2.54m)

Utility Area

6'11 x 4'7 (2.11m x 1.40m)

FIRST FLOOR

Bedroom

15'0 x 9'4 (4.57m x 2.84m)

Bedroom

10'10 x 10'10 (3.30m x 3.30m)

Bathroom/WC

7'2 x 5'5 (2.18m x 1.65m)

Lending Note

Due to the ownership criteria, being owned for less than six months, there are only a restricted number of lenders who will lend on this basis. The following are Lenders that we are advised will offer mortgages under these criteria and any AIP will need to be from this list:

Lenders – HSBC, Santander, Nationwide, Barclays, Darlington, Yorkshire, Accord, Mortgage Works, Buckinghamshire BS, Kent Reliance, Newbury BS, Clydesdale, Landbay

BTL - Barclays, Landbay & Mortgage Works

Driveway Note

We have been advised that the block paved drive to the front has been there for a number of years and prior to seller having the property. They paid the council £1 many years ago to rent it from them, and have had no contact with the council since or have any documentation regarding this. Inquiries were made to purchase the land and relevant information was received, which has been left for the next buyer in the property. The land was not purchased and the council closed the file.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 9Mbps, Superfast 69Mbps, Ultrafast 9000Mbps

Mobile Signal/Coverage: Good to Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1621p.a

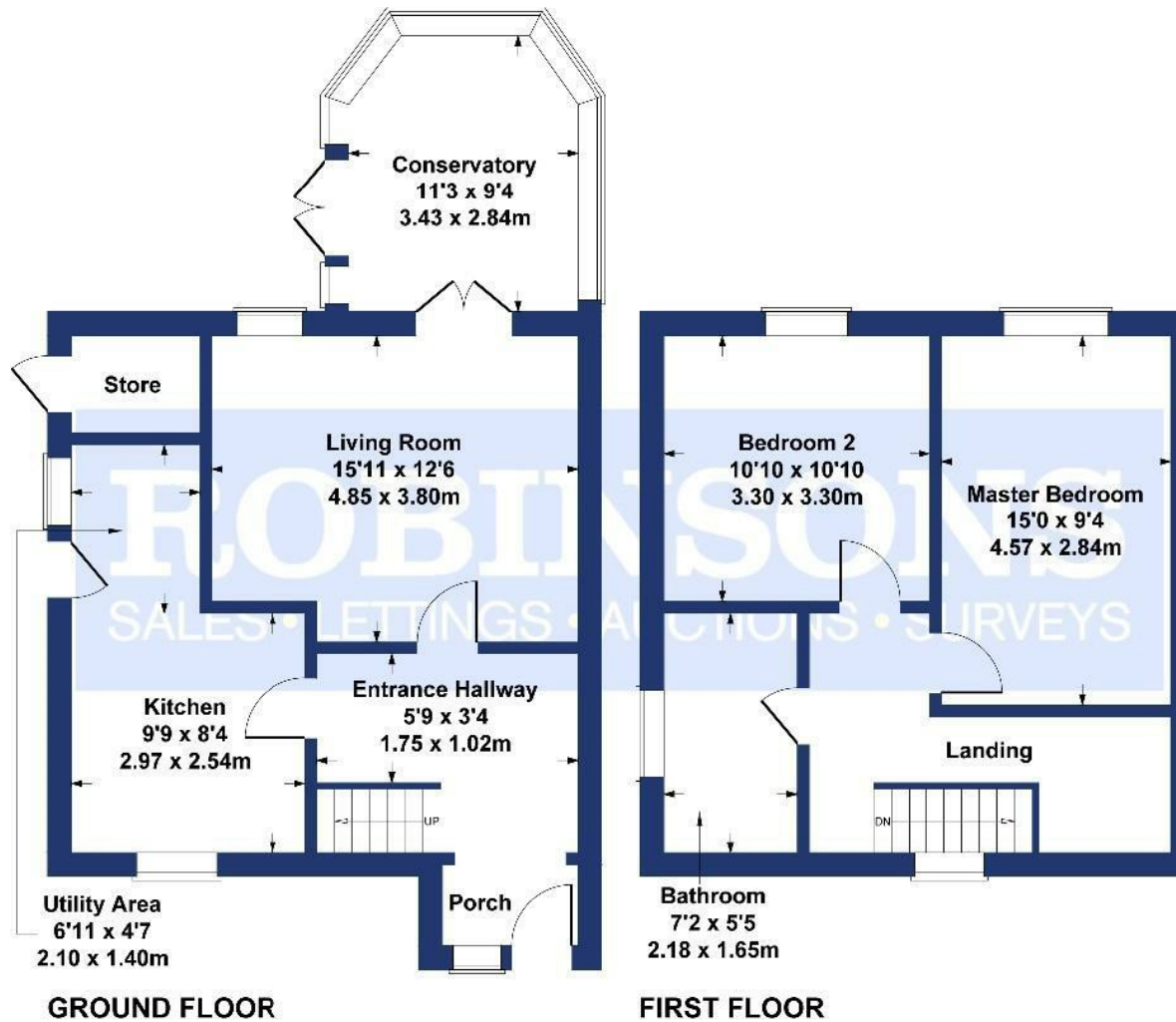
Energy Rating: D

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.



Henry Avenue

Approximate Gross Internal Area
1001 sq ft - 93 sq m



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 | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (82 plus) | A | | 82 |
| (81-81) | 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 | |

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.



1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

