



Hadleigh Court, Coxhoe, DH6 4SJ
2 Bed - House - End Terrace
£795 Per Calendar Month

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**** Recently Upgraded Throughout ** Extended & Spacious Floor Plan ** Pleasant Position ** Westerly Facing Rear Garden With Degree of Privacy ** Ample Parking & Garage ** Popular Village Location ** Outskirts of Durham ** Good Local Amenities & Road Links ** Recent Upvc Double Glazing & GCH ** Early Viewing is a Must ****

The floor plan comprises: entrance porch, comfortable lounge with stairs to the first floor, open plan re-kitchen and sun room with french doors opening to the rear garden and patio area. There is a useful utility room with door to the garage and downstairs cloak/wc. The first floor has two double bedrooms and re-fitted bathroom/wc. Outside the property occupies a pleasant position, on a popular development with gardens to the front and rear. The front provides ample parking and access to the garage. The rear garden is a good size, laid mainly to lawn with patio area and enjoying a westerly aspect.

Coxhoe is a former mining village situated less than six miles South West 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 local 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 and Bowburn Primary Schools.

Council Tax Band - B Annual Cost - £1804.86

EPC Rating - C

BOND £795 | MINIMUM 6 MONTHS TENANCY

SPECIFICATIONS: No Pets, No Smokers

Required Earnings: Tenant Income £28,620 Guarantor Income (if required) £30,620

Entrance Porch

Lounge

17'6" x 11'2" (5.33 x 3.40)

Kitchen

12'2" x 11'0" (3.71 x 3.35)

Sun Room

11'0" x 9'8" (3.35 x 2.95)

Utility Room

WC

First Floor

Bedroom

12'2" x 9'10" (3.71 x 3.00)

Bedroom

12'2" x 9'2" (3.71 x 2.79)

Bathroom/WC

Outside

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Council Tax Band B - Approx. £1804.86 PA



