



**Bower Court, Coxhoe, DH6 4JT**  
**3 Bed - House - Townhouse**  
**£750 Per Calendar Month**

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POPULAR LOCATION \*\* TWO BEDROOMS \*\* TOWNHOUSE  
\*\* UNFURNISHED PROPERTY \*\* PARKING AND GARAGE \*\*  
GAS CENTRAL HEATING \*\* OUTSKIRTS OF DURHAM CITY  
CENTRE \*\* EASY ACCESS TO THE A1(M) \*\*

The property benefits from double glazing and gas central heating and in brief the accommodation comprises of entrance hallway, cloaks/w.c., lounge/kitchen with garage access. The kitchen has integral fridge/freezer, washing machine, dishwasher, oven and hob. To the first floor are two bedrooms and bathroom complete with over bath shower, whilst to the second floor is the master bedroom with en-suite. Externally there is parking/garage. Early viewing comes highly recommended.

Bower Court is a small development on the outskirts of the village of Coxhoe. Coxhoe has a good range of everyday shops etc and is approximately 5 miles from Durham City Centre where there are comprehensive shopping and recreational facilities available. It is well placed for commuting purposes being just off the A(177) Highway which offers access to Durham City and Teesside and is within a few minutes drive of the A1(M) Motorway Interchange at Bowburn.

Council Tax Band - C Annual Cost - approx. £1900pa

EPC Rating - C

BOND £750 | MINIMUM 6 MONTHS TENANCY

Specifications: No Smokers, Pets may be considered  
(Additional £25PCM for pet rent)

Required earnings: Tenant Income £27,000 Guarantor Income (if required) £30,000





# OUR SERVICES

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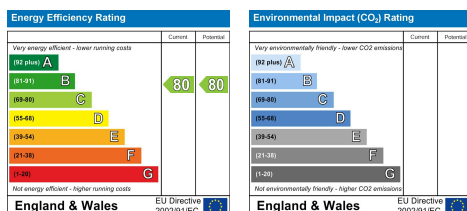
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



## DURHAM

1-3 Old Elvet  
DH1 3HL

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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.

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