

**Ushaw Terrace, Ushaw Moor, DH7 7PD**  
**2 Bed - House - Mid Terrace**  
**£600 Per Calendar Month**

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**\*\* PART FURNISHED \*\* LARGE GARDEN \*\* POPULAR VILLAGE LOCATION \*\* GCH VIA COMBINATION BOILER \*\* UPVC DOUBLE GLAZING \*\* SPACIOUS FLOOR PLAN \*\* EARLY VIEWING ADVISED \*\***

The floor plan comprises: entrance, lounge, dining room, modern re-fitted kitchen. The first floor has two bedrooms and bathroom/wc with white suite. Outside there is a rear courtyard garden, whilst the rear enjoys a large enclosed garden with sunny aspect.

Ushaw Terrace is conveniently situated for access to local neighbourhood shops, schools etc, which are all available within Ushaw Moor itself, with more comprehensive shopping and recreational facilities and amenities available within Durham City Centre which lies approximately 4 miles distant. It is also well placed for commuting purposes being within a few minutes drive of the A(167) Highway which provides good road links to both North and South.

Council Tax Band - A Annual Cost - £1547.02

EPC Rating - D

BOND £600 | MINIMUM 6 MONTHS TENANCY

Specifications; No Smokers, No Pets

Required Earnings: Tenant Income - £21,600 Guarantor Income (If Required) - £21,600

#### Agent Notes

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Superfast Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1547.02 p.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.

#### REDRESS

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH





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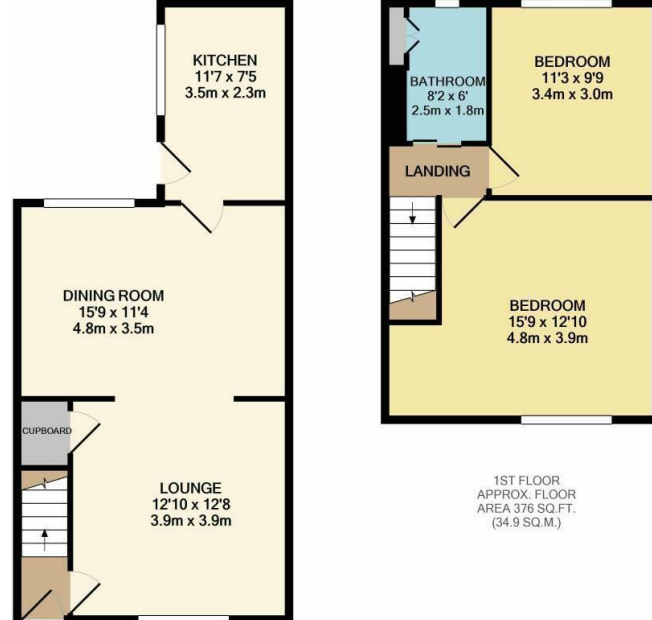
Surveys and EPCs

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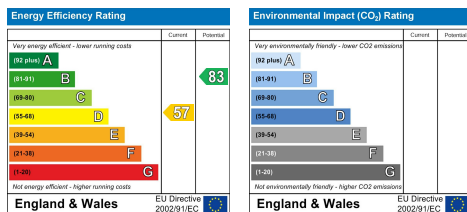


GROUND FLOOR  
APPROX. FLOOR  
AREA 467 SQ.FT.  
(43.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 376 SQ.FT.  
(34.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 843 SQ.FT. (78.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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