



Roman Road, Brandon, DH7 8UF
3 Bed - House - Semi-Detached
O.I.R.O £135,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Roman Road Brandon, DH7 8UF

No Chain ** Well Presented Throughout ** Ideal First Buy or Family Home ** Pleasantly Situated ** Off Street Parking & Detached Garage with New EPDM Rubberised Roof ** Anglian Upvc Double Glazing & GCH Via Baxi Combi Boiler ** Popular Location Outskirts of Durham ** Access to Local Amenities & Good Schooling ** Cavity Wall Insulation

The floor plan includes an entrance porch leading into a comfortable lounge with a feature electric fireplace and a capped gas point. Double doors open into the kitchen—dining room, which offers space for a dining table and chairs, a range of modern units, and patio doors opening to the rear garden. The kitchen features tiled splashbacks, an integrated Bosch dishwasher, and can also include a washing machine, fridge-freezer, and cooker.

Upstairs, there are three bedrooms—two with fitted furniture—and a family bathroom/WC with a white suite and full tiling.

Externally, the property enjoys a pleasant position with a pedestrianised front area and an attractive outlook. The enclosed rear garden features lawn and patio areas, cold tap, driveway parking accessed via double gates, and access to the detached garage.

Brandon, a village in Durham, offers a blend of rural tranquillity and modern convenience, making it an ideal for potential buyers. The village is has a variety of essential amenities, ensuring day-to-day needs are easily met. For families, there are reputable schools nearby, along with community facilities and green spaces for recreation.

Brandon has good transport links to Durham, which is just a short drive or bus journey away, offering additional amenities and cultural attractions. The nearby A690 and A1(M) provide convenient access to the wider region, making it a great choice for commuters. Surrounded by picturesque countryside, Brandon also boasts opportunities for outdoor activities, with scenic walking trails and nature reserves on its doorstep, offering a peaceful lifestyle with all the convenience of modern living.













GROUND FLOOR

Entrance Porch

Lounge

13'0 x 12'11 (3.96m x 3.94m)

Kitchen Dining Room

16'9 x 10'6 (5.11m x 3.20m)

FIRST FLOOR

Bedroom

11'8 x 9'8 (3.56m x 2.95m)

Bedroom

10'9 x 9'2 (3.28m x 2.79m)

Bedroom

6'10 x 6'5 (2.08m x 1.96m)

Bathroom/WC

6'5 x 5'5 (1.96m x 1.65m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 7 Mbps, Superfast 47 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1,984 p.a

Energy Rating: D

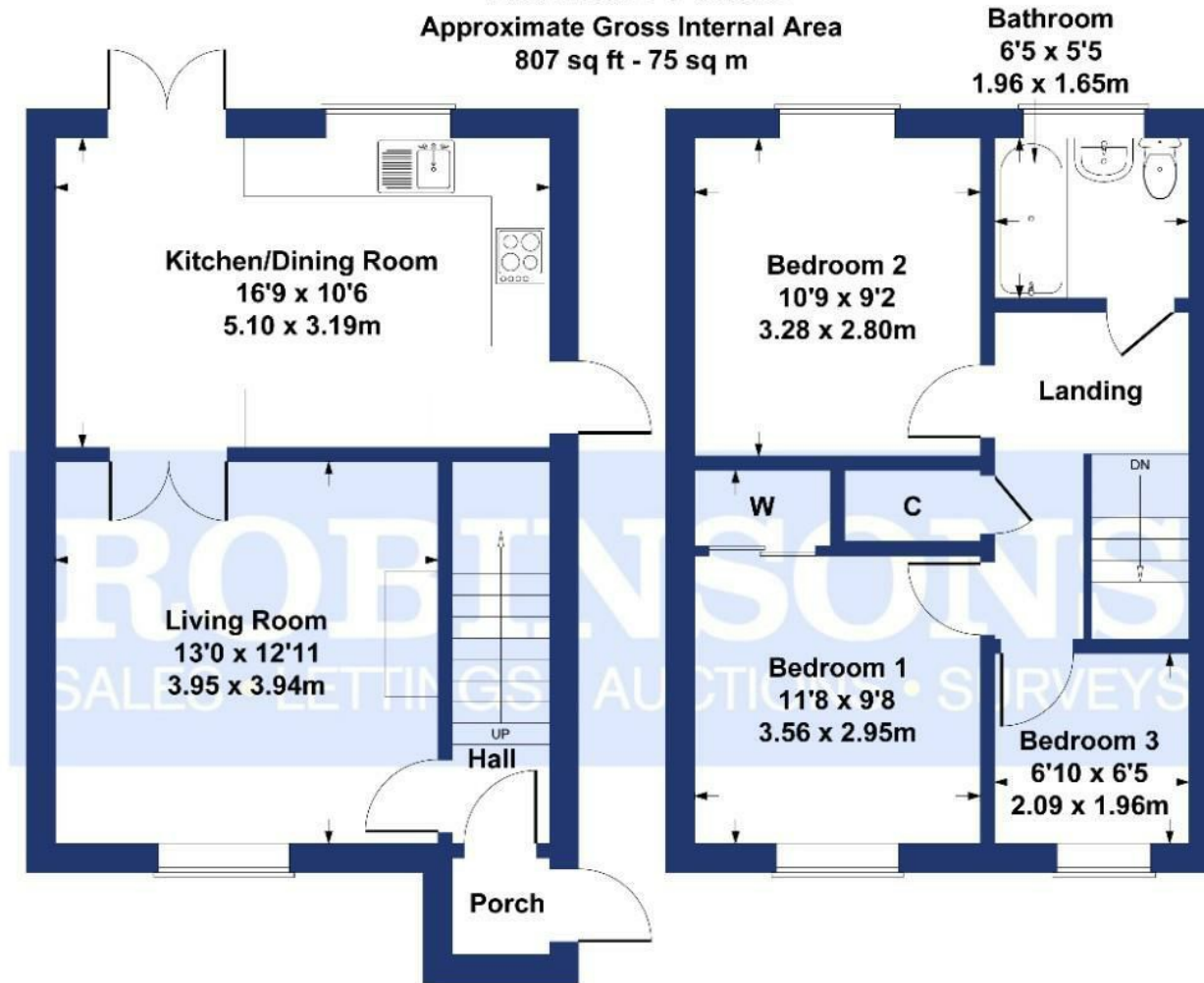


Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



Roman Road

Approximate Gross Internal Area
807 sq ft - 75 sq m



GROUND FLOOR

FIRST FLOOR

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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		84 68
(81-81) B		
(69-80) C		
(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

