



Vicarage Terrace, Coxhoe, DH6 4AN
2 Bed - House - Terraced
O.I.R.O £139,995

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Vicarage Terrace Coxhoe, DH6 4AN

**** Stunning Family or First Home ** Spacious Two Bedroom & Two Bathroom Terraced Home ** Village Location ** Modern & Well Maintained Throughout ** Lovely Courtyard Style Garden With Sunny Aspect ** Approximately Four Miles from Durham City Centre ** Close To The A1(M) ** Viewing Highly Recommended ****

The floor plan offers a well-considered layout: an inviting hallway welcomes you, leading to a comfortable lounge perfect for relaxation. Adjacent is a separate dining room, complete with door that opens to a charming rear courtyard garden. An inner hall guides you to a well-appointed kitchen with a convenient utility area. Ascending to the first floor, you will find two generously sized double bedrooms, sumptuous main bathroom/WC and a separate shower room/WC. Externally, the property boasts a delightful enclosed courtyard-style garden with a sunny aspect. This outdoor space features a pleasant decked patio area, ideal for outdoor dining and entertaining, along with ample storage, gated access, and power points for added convenience.

Coxhoe, nestled in County Durham, England, offers a harmonious blend of rural charm and modern comforts just 6 miles south of Durham city centre. Its serene landscapes and tight-knit community attract those seeking a slower pace of life without sacrificing urban amenities. Despite its rustic feel, Coxhoe boasts excellent road connectivity via the A177 and A688, making commuting easy. Despite its size, the village provides essential amenities, enhancing residents' quality of life. In essence, Coxhoe offers an enchanting lifestyle, blending tranquillity with convenience, appealing to a diverse range of prospective residents.













GROUND FLOOR

Hallway

Lounge

13'11 x 13'4 (4.24m x 4.06m)

Dining Room

13'11 x 13'4 (4.24m x 4.06m)

Breakfasting Kitchen & Utility Area

17'1 x 8'0 (5.21m x 2.44m)

FIRST FLOOR

Bedroom

17'3 x 13'10 (5.26m x 4.22m)

Bedroom

13'11 x 10'7 (4.24m x 3.23m)

Bathroom/WC

10'5 x 8'0 (3.18m x 2.44m)

Shower Room/WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 8 Mbps, Superfast 67 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

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

Energy Rating: D

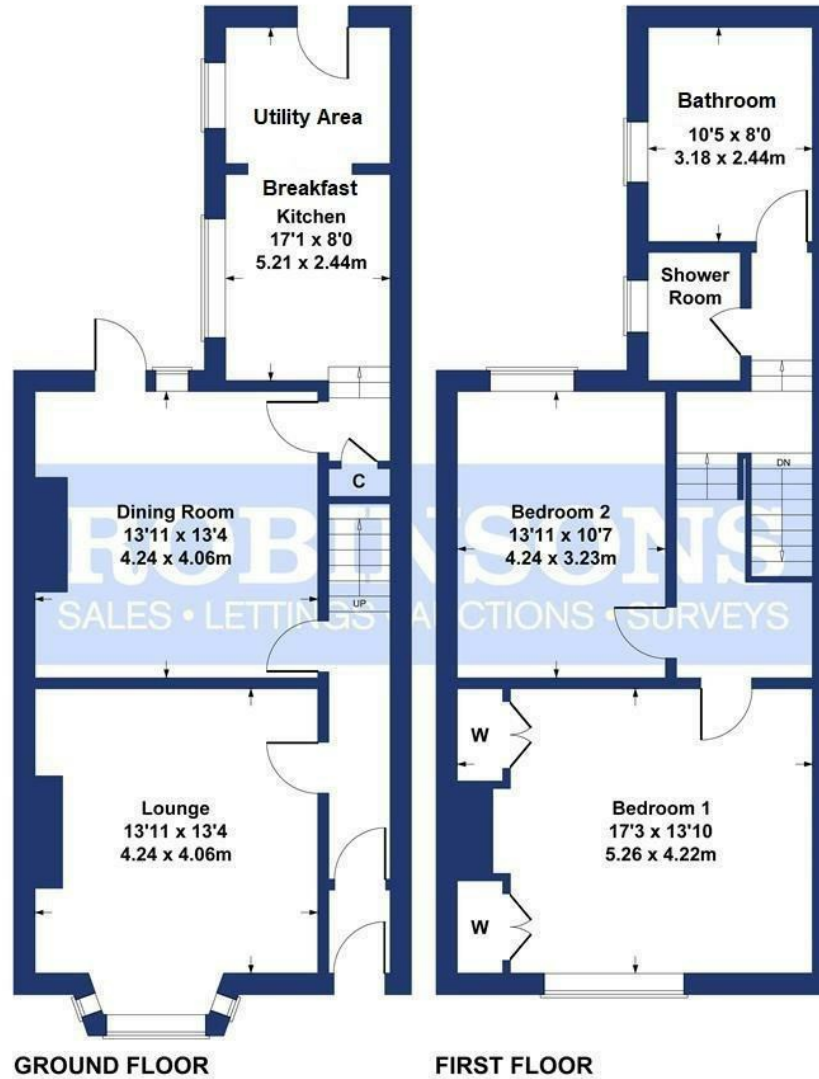
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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





Vicarage Terrace

Approximate Gross Internal Area
1269 sq ft - 118 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. 2019

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		82
(61-81)	B		
(49-60)	C		
(35-48)	D	59	
(22-34)	E		
(9-21)	F		
(1-8)	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.



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