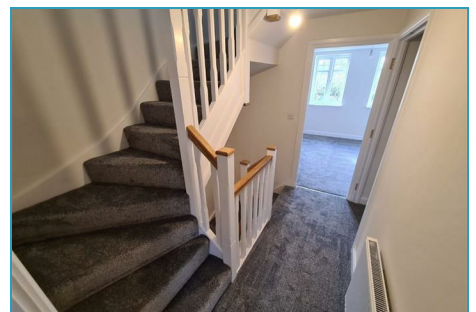
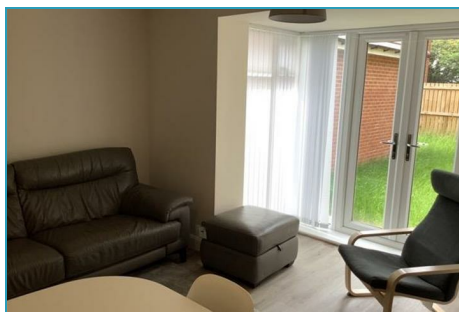




Wentworth Drive, Durham, DH1 3FD



 4
  2
  1
  85

£198 Per Week

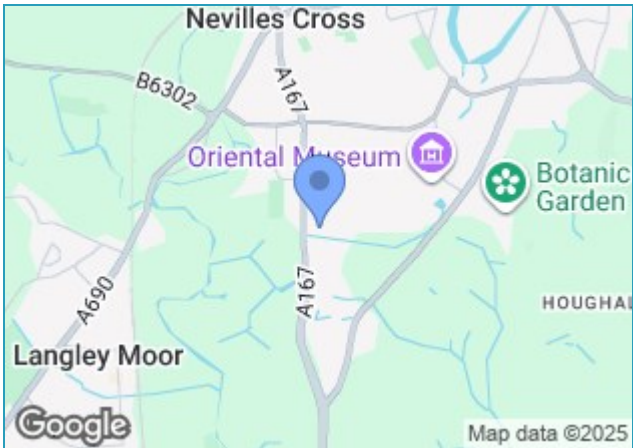
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

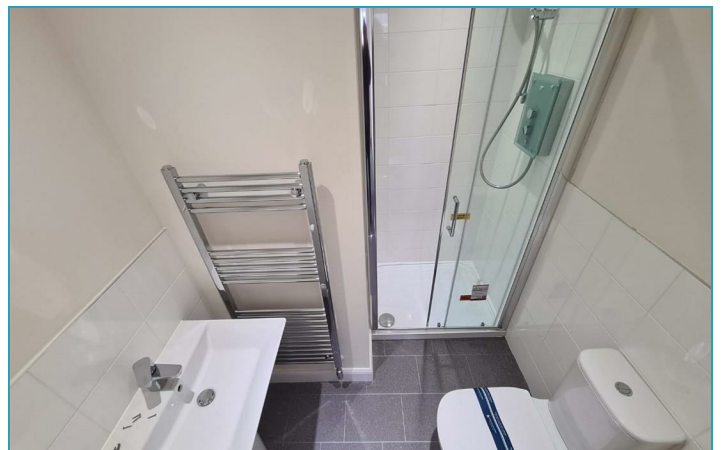
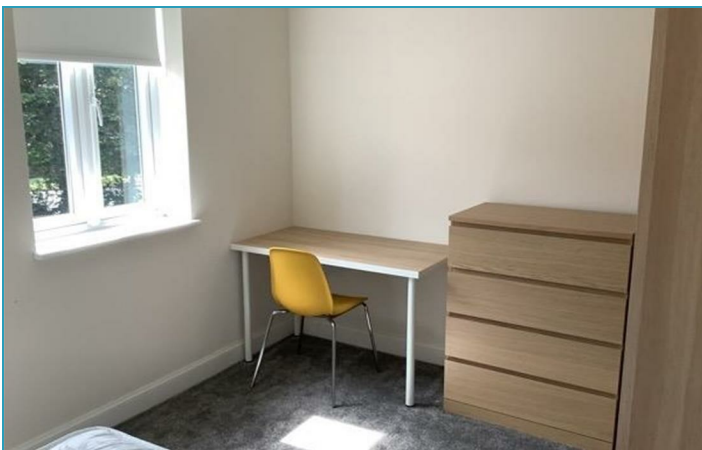
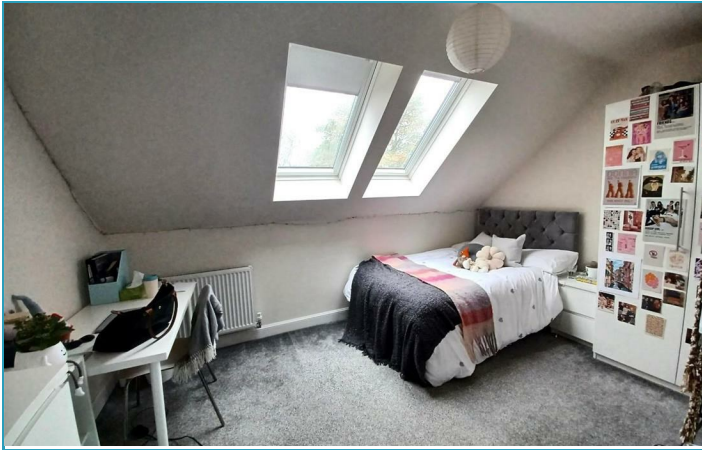
This new student property is situated less than 2 miles from Durham City Centre. Please note the price is per person per week based on 4 sharing including TV license, broadband and all bills (gas, water and electricity) Set across 3 floors, there are 4 large double bedrooms (one with en-suite), open plan kitchen, dining and lounge, and 2 shower rooms. Externally there is a single garage, parking for 2 cars and large rear garden.

All bedrooms are well furnished with small double beds, wardrobe, desk and chair. There is a driveway suitable for parking 2 cars and a lawned rear garden.

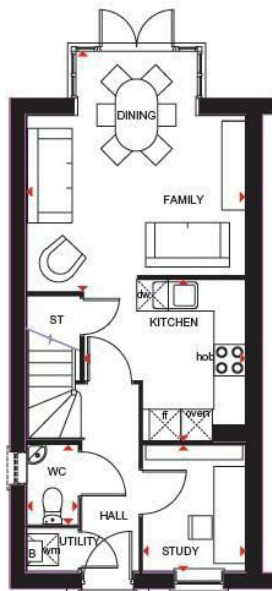
The property does not include small electrical items, pans, crockery or utensils. Property is exempt from Council Tax (upon receipt of student exemption paperwork).

- 4Bedrooms
- Tv license and broadband included
- Parking for 2 Cars
- Garden
- utilities included
- Student Property
- All 4ft double beds
- Sought After Location
- High Efficiency Boiler



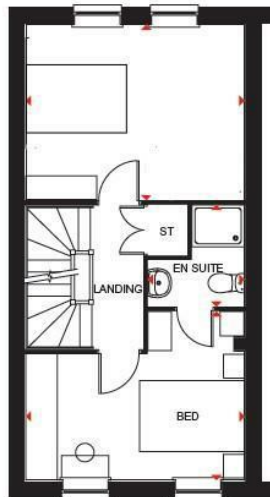


Floor Plan



Ground Floor

Family/Dining	4160 x 4569 mm	13'8" x 15'0"
Kitchen	3070 x 3070 mm	10'0" x 10'0"
Study	2396 x 1959 mm	7'10" x 6'5"
WC	1500 x 968 mm	4'11" x 3'2"



First Floor

Lounge	4160 x 3344 mm	13'8" x 11'0"
Bedroom 1	4160 x 3217 mm	13'8" x 10'7"
En suite	1848 x 1939 mm	6'1" x 6'4"



Second Floor

Bedroom 2	4160 x 4062* mm	13'8" x 13'3"
Bedroom 3	4160 x 3356* mm	13'8" x 11'0"
Bathroom	2000 x 1826 mm	6'7" x 6'0"

*Overall floor dimension includes lowered ceiling areas

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.