

**STUART
EDWARDS**



Belgrave Court

Coxhoe, Durham DH6 4BH

- RECENTLY UPDATED
- OFF ROAD PARKING
- UNFURNISHED
- MODERN 2 BEDROOM HOUSE
- AVAILABLE JULY 2026

£675 Per Month

Council Tax Band: B
EPC Rating: C

FULL DESCRIPTION

****RECENTLY UPDATED** **MODERN 2 BEDROOM HOUSE** **OFF-STREET PARKING**** We are delighted to offer this pleasant, very well presented 2 bedroom house, available mid-July 2026 on a long term basis. The property is recently updated and benefits from neutral decoration & flooring throughout in addition to a modern kitchen & updated bathroom with over-bath shower. The property has an open lawn to the front, and an enclosed block paved courtyard to the rear which benefits from double gates creating off-street parking. EPC Rating C.

Coxhoe benefits from a large offering of local amenities, including shops, pubs, restaurants, a COOP supermarket and a primary school, in addition to being very well connected to the wider region & Durham City via the nearby A688, A1M & A167.

DIMENSIONS

Lounge - 11'5" x 12'9"
Kitchen-Diner - 14'9" x 6'6"
Bedroom 1 - 11'5" x 9'6"
Bedroom 2 - 8.7 x 6'4"
Bathroom - 6'10" x 5'6"

EPC

EPC Rating - C
EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0488-0075-7238-1281-5934>

Important Info

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

Property Viewing

Contact Stuart Edwards Estate Agents for an appointment to view.

Property Portals

We are proud to be affiliated with the UK's leading property portals. Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

CLIENT MONEY PROTECTION.

Bluepace (Durham) Limited Trading as Stuart Edwards Estate Agents is part of the Money Shield Client Money Protection scheme.

TENANT FEES.

All fees we charge comply with the Tenant Fees Act 2019 (as amended by the Renters' Rights Act 2025).

A refundable holding deposit of up to one week's rent to reserve a property. This is deductible from the first month's rent (subject to the terms of the holding deposit agreement).

A refundable tenancy deposit of up to five weeks' rent

A charge of up to £50 (or our reasonable costs if higher) for variation, assignment, or novation of a tenancy when requested by the tenant

The reasonable cost of replacing lost keys or security devices (supported by evidence of the actual cost incurred)

Interest on late rent payments, if the rent is outstanding for 14 days or more. The interest rate is 3% above the Bank of England base rate for each day the rent is unpaid.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

