Oswald Court, Durham City, DH1 3DJ
3 Bed - House - Semi-Detached
£330,000

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Oswald Court
Durham City, DH1 3DJ

** Ideally suited to owner-occupiers and investors alike (not HMO) ** Superb three-bed Two-bath semi-detached ** Pleasant cul-de-sac position ** Walking distance of Durham City Centre, university buildings, local amenities and transport links **

Benefiting from gas central heating and double glazing, the well-planned accommodation comprises an entrance porch, hallway, spacious open-plan lounge and dining area, modern fitted kitchen and access to the rear garden.

To the first floor are three bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a family bathroom with shower over the bath.

Externally, there are low-maintenance landscaped gardens to the front and rear. The particularly private rear garden is not directly overlooked and features an artificial lawn and paved patio area, ideal for outdoor seating and entertaining.

Oswald Court is situated just off Church Street, providing excellent access to Durham City Centre and its comprehensive range of shops, restaurants, leisure facilities and amenities. Many Durham University buildings and colleges are also within walking distance.

An internal inspection is highly recommended to appreciate the accommodation and convenient location.

***** Important Information – Article 4 Direction *****

Prospective purchasers should be aware that the property is situated within an Article 4 area. If the property is intended for use as a House in Multiple Occupation (HMO), planning permission may be required. Buyers should make their own enquiries with Durham County Council regarding planning requirements and permitted use before making an offer or committing to a purchase.

Agents Notes

Council Tax: Durham County Council, Band C - Approx. £2331p.a
Tenure: Freehold
Estate Management Charge – NA
Property Construction – Standard
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating via combination boiler
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – No
Rights & Easements – None known
Flood risk – Refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known
Planning Permission – Nothing in the local area to affect this property that we are aware of.
Accessibility/Adaptations – None known
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

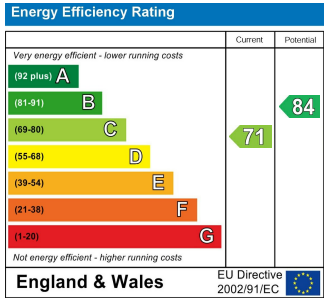
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £42 (inc. VAT) per individual purchaser applies for carrying out these checks.

Oswald Court

Approximate Gross Internal Area
883 sq ft - 82 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. 2026

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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