





Bainbridge Street, Carrville, DH1 1NA
2 Bed - House - Terraced
£94,995

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* RENTAL INCOME £700 PCM * TWO BEDROOMS * MODERN SHOWER ROOM *

This mid-terraced property in Carrville, Durham is well established in a popular residential area.

The floorplan comprises a large lounge to the ground floor along with a dining kitchen, providing a practical and well-proportioned layout. To the first floor there are two bedrooms and a modern shower room.

Across a small rear lane, there is an enclosed piece of land which the landlord advises has been fenced and maintained for a number of years. This land does not form part of the registered title and prospective buyers are advised to seek independent legal clarification regarding its status and any rights that may have been acquired through long-term use.

Bainbridge Street lies within easy reach of a range of local neighbourhood shops and schools within Carrville, as well as nearby Belmont. Belmont Community School and a GP surgery are both within easy reach, along with the Dragonville retail park. Commuters will find the A1 and A690 just a short drive away, with bus links in close proximity and Durham Railway Station approximately 3.5 miles away.

GROUND FLOOR

Lounge
15'8" x 15'8" (4.8 x 4.78)

Kitchen / Diner
15'8" x 6'7" (4.8 x 2.01)

FIRST FLOOR

Landing

Bedroom
12'9" x 8'0" (3.89 x 2.46)

Bedroom
9'10" x 7'6" (3 x 2.29)

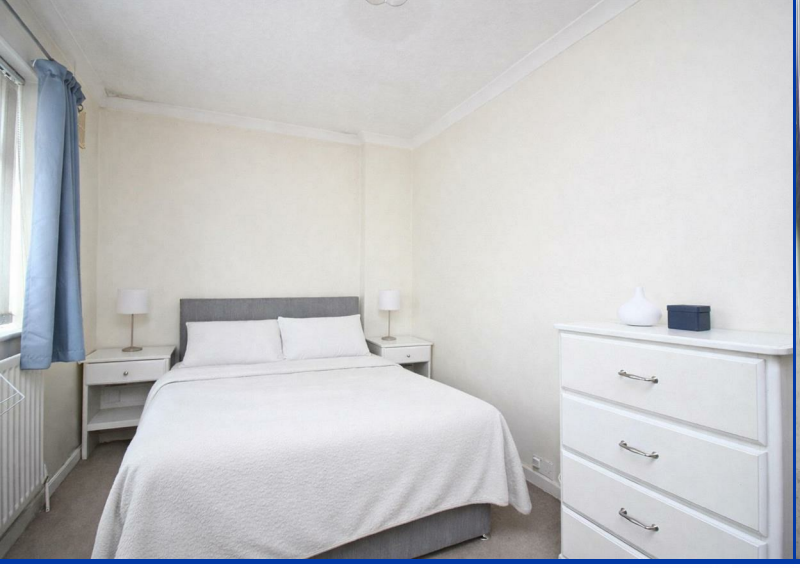
Bathroom

AGENT'S NOTES
Council Tax: Durham County Council, Band A - Approx. £1,748 p.a
Tenure: Freehold

Property Construction – Understood to be standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
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 – We are 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
Probate – NA
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 – extended
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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.






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Bainbridge Street

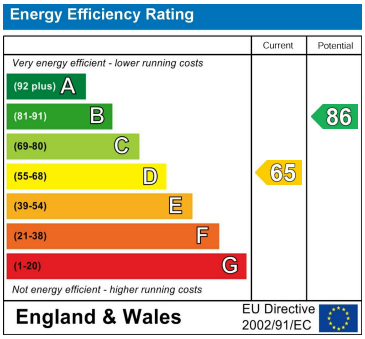
Approximate Gross Internal Area
662 sq ft - 61 sq m



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. 2018



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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

RICS

ARLA Association of Residential Letting Agents

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