



**Park View, Nettlesworth, DH2 3PS**  
**2 Bed - House - Semi-Detached**  
**£625 Per Calendar Month**

**ROBINSONS**  
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\* NO CHAIN \* RE-FITTED KITCHEN, BATHROOM AND BOILER \*

Offered to let is this pleasantly situated two bedroom semi-detached home which has had a re-fitted kitchen, bathroom, and boiler.

The property has a floor plan comprising of: entrance lobby, inviting lounge, and a dining kitchen. To the first floor there are two well-sized bedrooms and a bathroom. Externally there are gardens to the front and rear. The rear offers the potential of off-street car parking, subject to consent.

Park Views offers good access to local schooling and some village amenities with a wider range available in the nearby Chester-le-Street, Durham City and The Arncliffe centre. There are also excellent motoring links with the A1(m) highway being just a few miles in distance which provides links to many of the region's major towns and cities including Newcastle upon Tyne, Gateshead and Darlington. In our opinion this property should appeal to a wide variety of potential purchasers and we would strongly recommend an early internal inspection.

Bond £625

\*\*Specification: Unfurnished. Families Welcome. Pets Considered. No Smokers Allowed \*\*

\*\*Required earnings: Tenant Income £19,250 Guarantor Income £23,420 (if required)\*\*

NB PHOTOS WERE TAKEN BEFORE CURRENT TENANT MOVED IN

## GROUND FLOOR

### Entrance Lobby

### Lounge

13'5" x 11'3" (4.11 x 3.43)

### Dining Kitchen

14'7" x 8'2" (4.47 x 2.51)

## FIRST FLOOR

### Landing

### Bedroom One

14'7" x 10'11" (4.47 x 3.33)

### Bedroom Two

9'8" x 8'5" (2.95 x 2.57)

### Bathroom

## Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1,621

Energy Rating: D

Property Construction – Standard

Number & Types of Rooms – 2 Bedrooms, 1 reception room, 1 kitchen and 1 bathroom.

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>

Selective licencing area – No

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the landlord 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.

## REDRESS

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH





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## Park View

Approximate Gross Internal Area  
656 sq ft - 61 sq m



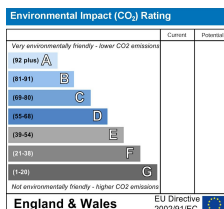
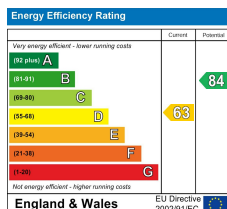
GROUND FLOOR

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. 2019



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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.



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