



Archery Rise, Nevilles Cross, DH1 4LA  
5 Bed - House - Detached  
£1,650 Per Calendar Month

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

EXCELLENT 5 BEDROOM DETACHED FAMILY HOME \*\* EXTENSIVE REFURBISHMENT, BOTH INDOORS AND OUTDOORS \*\* WITHIN SHORT WALKING DISTANCE OF CITY CENTRE \*\* ELEVATED POSITION AND SITS ON BIG PLOT \*\* EXCELLENT RANGE OF SHOPPING AND RECREATIONAL FACILITIES \*\* BARS & RESTAURANTS \*\* 3 RECEPTION ROOMS \*\* SHOWER ROOM & FAMILY BATHROOM \*\* GARDENS ON 3 SIDES \*\* SPACIOUS DOUBLE GARAGE & ADDITIONAL PARKING FOR A NUMBER OF VEHICLES \*\* VERY REASONABLY PRICED FOR A PROPERTY OF THIS SIZE IN A SOUGHT AFTER AREA OF DURHAM CITY \*\*

Archery Rise is situated in the sought after area of Nevilles Cross, which lies within walking distance of the historic Durham City centre, where an excellent range of shopping, recreational facilities, bars and restaurants are available. Within walking distance of a number of well regarded schools, including St Margarets, Nevilles Cross, Durham Johnston School and Durham School. Occupying an elevated position within this popular development, this spacious family accommodation briefly comprises: entrance porch, entrance hall, lounge, conservatory, dining room, kitchen, five bedrooms, shower room/wc and a family bathroom/wc. Externally there are gardens on three sides, spacious double garage and driveway for additional parking. The A167 highway is close by providing good road links both North & South and Durham Railway Station is also within walking distance. Viewing is highly recommended to appreciate to size of this property. Viewings can be arranged via Robinsons Estate Agents Durham City office on 0191 3839994

Council Tax Band - E Annual Cost - £3055.51

EPC Rating - E

BOND £1,650 | MINIMUM 6 MONTHS TENANCY

Required Earnings: Tenant Income - £59,400 Guarantor Income (If Required) - £59,400

#### UPPER GROUND FLOOR:

##### ENTRANCE PORCH

##### ENTRANCE HALL

##### SHOWER ROOM/WC

With shower cubicle with power shower, vanity wash hand basin, wc, fully tiled walls, tiled floor and heated towel rail.

##### LOUNGE

20'6" x 13'0" (6.25 x 3.96)

With feature stone fireplace, laminate floor, two radiators and patio doors to:

##### CONSERVATORY

12'4" x 11'6" (3.76 x 3.51)

With tiled floor and french doors to rear garden.

##### DINING ROOM

12'3" x 9'4" (3.73 x 2.84)

With radiator and laminate flooring.

##### KITCHEN

13'0" x 9'4" (3.96 x 2.84)

With fitted wall and base units, single drainer double bowl sink unit with waste disposal, gas and electric points, fully tiled walls, plumbing for automatic washing machine and recessed downlights.

##### BEDROOM 3

10'0" x 8'9" (3.05 x 2.67)

With radiator, built in cupboard and laminate flooring.

##### BEDROOM 4

10'0" x 8'9" (10'8'9")

With radiator and laminate flooring.

#### LOWER GROUND FLOOR:

##### HALLWAY

With built in cupboard.

##### BEDROOM 1

15'0" x 10'0" (4.57 x 3.05)

With radiator.

##### BEDROOM 2

10'0" x 8'9" (3.05 x 2.67)

With radiator and under stairs cupboard.

##### BEDROOM 5

8'9" x 8'0" (2.67 x 2.44)

With radiator.

##### BATHROOM/WC

7'10" x 6'9" (2.39 x 2.06)

A coloured suite comprising panelled bath with mains fed shower, pedestal wash hand basin, wc, radiator, extractor fan and fully tiled walls.

#### EXTERNALLY

Gardens on three sides. Driveway to front for additional off road parking. DOUBLE GARAGE 20'7 x 14'9 with light and power.

#### NOTES:

COUNCIL TAX BAND: E

ANNUAL COST: 2197

FREEHOLD

#### Agents Notes

Property Construction – 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

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



# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

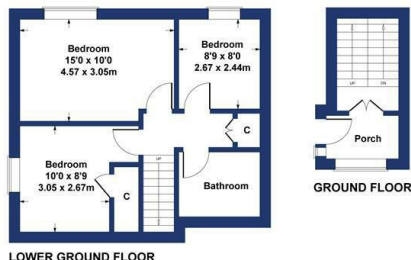
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Archery Rise  
Approximate Gross Internal Area  
1557 sq ft - 145 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

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

## DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)  
T: 0191 383 9994 (option1) (Lettings)  
E: info@robinsonsdurham.co.uk

## DURHAM REGIONAL HEAD OFFICE

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## CHESTER-LE-STREET

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## BISHOP AUCKLAND

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## CROOK

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## SPENNYMOOR

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## SEDFIELD

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## WYNYARD

The Wynd  
TS22 5QQ

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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



# ROBINSONS

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