

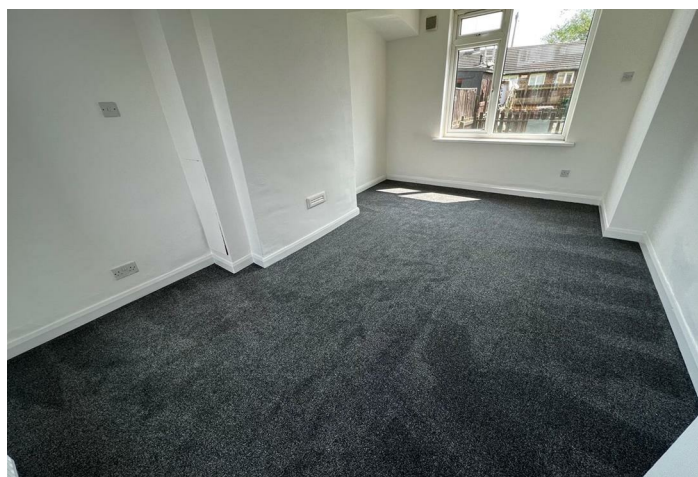
# STUART EDWARDS



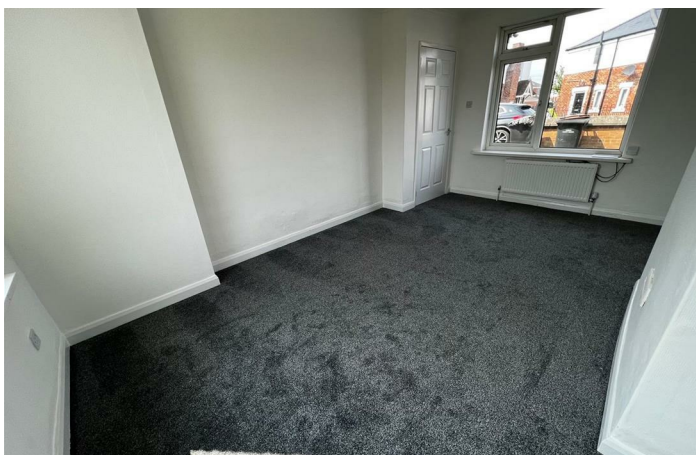
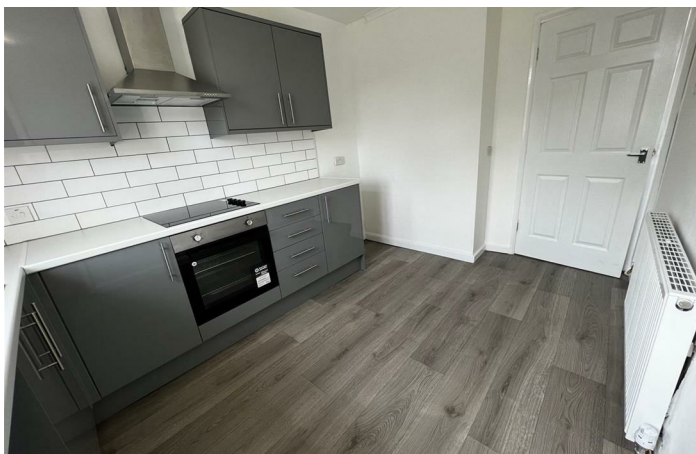
## Cuthbert Avenue Gilesgate, Durham DH1 2ED

- Mid Terraced House
- Downstairs Cloakroom/WC
- Fitted Kitchen
- Large Rear Garden
- 3 Bedrooms
- Lounge
- Bathroom
- Approximately 1 Mile From Durham City

**£925 PCM PCM**







## FULL DESCRIPTION

Conveniently located mid terraced house, available on an unfurnished basis.

Newly refurbished the internal living accommodation comprises: entrance lobby, hallway, cloakroom/WC lounge, newly fitted kitchen with integrated oven and hob and rear entrance lobby. The first floor comprises: landing, 3 bedrooms and newly fitted bathroom.

Externally there's on street parking and gardens to the front and rear.

Benefiting from gas central heating and UPVC double glazing.

Just 1 mile from Durham City Centre, sure to prove popular therefore early reservation is strongly recommended to avoid disappointment.

## AREA INFORMATION

Conveniently located approximately one mile from Durham City Centre.

Local primary schools include Gilesgate, Laurel Avenue, St Hilds and St Joseph's (Roman Catholic). Secondary education for most of Gilesgate is provided at Durham Gilesgate Sports College which is part of Durham Gilesgate Sixth Form Centre, located in The Sands in the centre of Durham.

Within Gilesgate itself, there are a wide range of amenities including: doctor's surgery, dentist, veterinary surgeries, supermarkets and some large well-known shopping stores.

Durham is a highly regarded city of culture and historical importance, its skyline dominated by the Norman Castle and Cathedral.

Durham City is a regional centre situated approximately 18 miles to the south of Newcastle upon Tyne, with access provided via the A1M and A167. The cobbled streets of the city centre are lined with a wide range of local and regional retailers and a number of well regarded restaurants and bars. The meandering River Wear which circles the Castle and Cathedral and offers an eye-catching back drop to the city, as well as providing superb city walks and local boating. Not only this, Durham City is well known for is high-achieving private and state schools, as well as the world renowned Durham University.

## ENTRANCE LOBBY

With UPVC entrance door.

## HALLWAY

With radiator and stairs to the first floor landing.

### **CLOAKROOM/WC**

Low level wc, vanity unit with wash inset wash hand basin, radiator and laminate flooring.

### **LOUNGE**

16'9" x 9'9"

Radiator.

### **KITCHEN**

13'1" x 8'7"

Modern newly fitted range of wall and floor units with laminate worktops and inset stainless steel sink with mixer tap. Integrated oven, ceramic hob and extractor hood. Tiled splashbacks, plumbed for automatic washing machine, radiator and laminate flooring.

### **REAR ENTRANCE LOBBY**

UPVC rear entrance door.

### **FIRST FLOOR LANDING**

#### **BEDROOM 1**

13'0" x 8'9"

Radiator and built-in cupboard.

#### **BEDROOM 2**

11'0" x 8'0"

Radiator.

#### **BEDROOM 3**

8'0" x 7'7"

Radiator.

### **BATHROOM**

Newly fitted suite comprising: vanity unit with inset wash hand basin, panel bath with bath tap shower fitting over and glass screen, laminate walls and flooring and chrome heated towel rail.

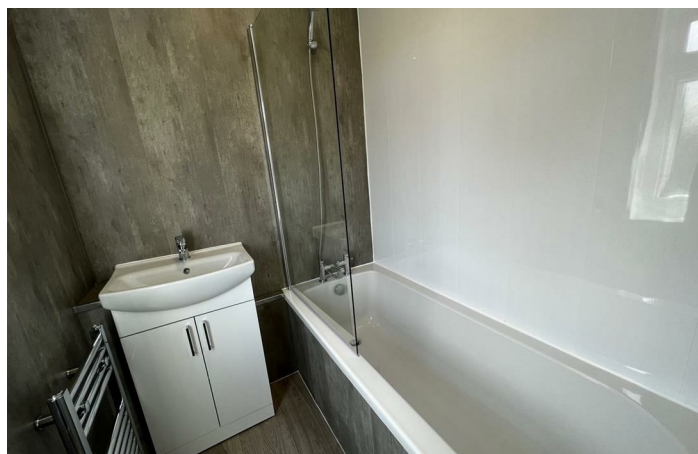
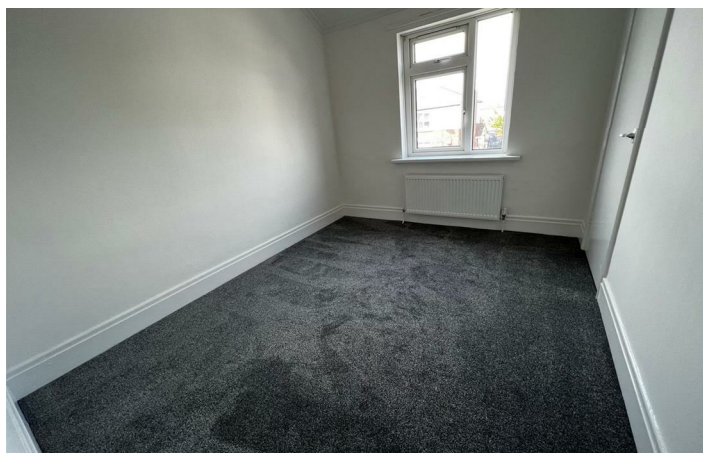
### **GARDENS**

To the front and rear.

### **EPC INFORMATION**

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/9232-6820-1209-0469-0202>





### IMPORTANT INFORMATION

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.

### VIEWING

Contact Stuart Edwards Estate Agents for an appointment to view.

### WEBSITE COVERAGE

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.

### TENANT FEES

A refundable holding deposit of a weeks rent to reserve a property. This is deductible from the first months rent.

A refundable tenancy deposit of one month's rent.

£50 charge for variation, assignment, or novation of a tenancy.

Cutting charge for a replacement key.

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.

### THE PROPERTY OMBUDSMAN

Membership is held with The Property Ombudsman for sales and lettings.



CLIENT MONEY PROTECTION

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

THANK YOU

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



**Council Tax Band: A**  
**EPC Rating: D**

1 & 2 Blue Coat Buildings, Claypath,  
Durham, County Durham, DH1 1RF

0191 3848440  
[enquiries@stuartedwards.com](mailto:enquiries@stuartedwards.com)  
[www.stuartedwards.com](http://www.stuartedwards.com)

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