

STUART EDWARDS



Durham Terrace

Durham City, Durham DH1 5EH

- MID TERRACED
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- STYLISH BATHROOM
- ADDITIONAL STORAGE IN LOFT
- LOW MAINTENANCE GARDEN
- THREE BEDROOMS
- MODERN KITCHEN
- OFF ROAD PARKING
- RECENTLY INSTALLED COMBI BOILER
- LESS THAN 2 MILES FROM DURHAM CITY

£895 Per Month Per Month



FULL DESCRIPTION

Well presented, spacious mid terraced house, situated less than 2 miles from Durham City Centre and within walking distance of both the University Hospital of North Durham and Durham New College.

Well presented throughout, the internal living accommodation comprises: entrance porch, lounge, kitchen & diner.

To the first floor there's a landing, 3 fully bedrooms and a stylish bathroom suite with overhead mains shower. Externally there's a low maintenance gravelled garden and an over lane off road parking space.

Having gas central heating and UPVC double glazing throughout.

Available immediately, early reservation is strongly recommended to avoid disappointment.

ENTRANCE PORCH

UPVC double glazed entrance porch.

LOUNGE

14'5" x 11'9"

Feature fire place, laminate flooring and double radiator.

KITCHEN & DINER

11'9" x 9'10"

Range of floor and wall units, solid wood work tops, sink and drainer unit with mixer tap, plumbing for washer, tiled flooring, tiled splashbacks, extractor hood and free standing double oven.

LANDING

Access to fully boarded loft with drop down ladder.

BEDROOM ONE

12'5" x 8'2"

Double radiator.

BEDROOM TWO

11'1" x 8'6"

Double radiator.

BEDROOM THREE

9'2" x 5'10"

Double radiator and laminate flooring.

BATHROOM

5'10" x 5'6"

White bathroom suite comprising low level w.c, wash hand basin, panel bath with over head mains shower and glass shower screen, tiled walls and flooring, alcove for useful additional storage.

EXTERNALLY

Low maintenance gravelled garden and an over lane off road parking space.

CLIENT MONEY PROTECTION

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

EPC INFORMATION

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/8807-8406-1329-1527-8713>

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.

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.

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.

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@stuarterdwards.com
www.stuarterdwards.com

TOTAL FLOOR AREA: 961 sq.ft. (89.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The heating, sanitary and electrical systems have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metrox 2004.

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 measurements.