

# STUART EDWARDS



## Fieldhouse Lane

, Durham City DH1 4NB

- STUDENT ACCOMMODATION 2026/2027
  - 3 BEDROOMS
  - SHOWER ROOM
  - REAR YARD
  - INCLUSIVE OF BILLS
- GROUND FLOOR FLAT
- COMMUNAL LOUNGE & KITCHEN
  - DRIVEWAY
- £175 PER ROOM PER WEEK
- GAS CH & UPVC DOUBLE GLAZING

**£525 Per Week**



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

**FULL DESCRIPTION**

STUDENT ACCOMMODATION AVAILABLE 2026/2027.  
£175 PER ROOM PER WEEK INCLUSIVE OF WATER, BROADBAND, TV, GAS & ELECTRIC.  
A 3 bedroom flat situated in a quieter location within Durham City Centre yet still within easy reach of all University Buildings.  
The accommodation comprises: lounge, modern fully equipped kitchen, 3 bedrooms and shower room.  
Externally there's a driveway providing some off road parking and an enclosed rear yard.  
Benefiting from Gas central heating and UPVC double glazing.  
Early reservation is strongly recommended to avoid disappointment.

**ENTRANCE HALLWAY**

**LOUNGE**

16'7" x 9'11"  
Two sofas, table with chairs, TV with stand and radiator.

**KITCHEN**

11'3" x 9'9"  
Range of modern wall and floor units with laminate worktops and inset stainless steel sink with mixer tap. Fully equipped and having all appliances, tiled splashbacks, tiled flooring and double radiator.

**BEDROOM 1**

12'8" x 7'9"  
Bed, bedside table, wardrobe, chest of drawers, desk with chair and radiator.

**BEDROOM 2**

12'0" x 7'11"  
Bed, bedside table, wardrobe, chest of drawers, desk with chair and radiator.

**BEDROOM 3**

9'7" x 7'9"  
Bed, bedside table, wardrobe, chest of drawers, desk with chair and radiator.

**SHOWER ROOM**

Close coupled wc, pedestal wash hand basin, shower cubicle, décor panelled splashbacks, tiled flooring and double radiator.

**DRIVEWAY**

**REAR YARD**

**EPC.**

EPC Rating -  
EPC Link -

**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.

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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.

