

Laburnum Avenue, Durham City, DH1 4HA
4 Bed - House - End Terrace
£350,000

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Laburnum Avenue
Durham City, DH1 4HA

No Upper Chain ** Recently Upgraded ** Modern Kitchen & Bathroom ** Pleasant Position ** Gardens & Parking ** City Location ** GCH & Double Glazing **

** Note - This property has not previously been rented to students. Any buyer looking for student investment would need to make enquiries to the local council. **

The floor plan comprises: entrance vestibule, hallway, two large reception rooms, modern fitted kitchen and downstairs WC. The first floor has two double bedrooms, study, box room/office and bathroom/WC. The second floor has another double bedroom with pleasant outlook. Outside, the property occupies a pleasant position with front and rear gardens. There is driveway access for parking.

Durham City is a truly special place to call home, renowned for its stunning historic charm, vibrant atmosphere and excellent lifestyle offering. Famous for its magnificent Cathedral and Castle – a UNESCO World Heritage Site – the city provides a beautiful setting with picturesque riverside walks, cobbled streets and an abundance of character.

The city centre offers an impressive range of amenities including high street and independent shopping, cafés, bars and restaurants, along with leisure facilities, gyms and cultural attractions. Durham is also home to the highly regarded Durham University, helping to create a lively yet welcoming community feel.

For commuters, Durham benefits from excellent transport links, with a mainline train station providing easy access to Newcastle, York and London, as well as convenient road connections via the A1(M). With its blend of history, education, scenery and modern convenience, Durham City remains one of the North East's most desirable locations.
























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GROUND FLOOR

Reception
13'08 x 12'02 (4.17m x 3.71m)

Reception
12'03 x 11'10 (3.73m x 3.61m)

Kitchen
12'01 x 8'02 (3.68m x 2.49m)

W C

FIRST FLOOR

Bedroom
12'03 x 11'10 (3.73m x 3.61m)

Bedroom
12'02 x 10'11 (3.71m x 3.33m)

Office / Box Room
8'06 x 6'11 (2.59m x 2.11m)

Study
8'02 x 4'11 (2.49m x 1.50m)

Bathgroom/WC
6'07 x 4'10 (2.01m x 1.47m)

SECOND FLOOR

Bedroom
13'07 x 9'02 (4.14m x 2.79m)

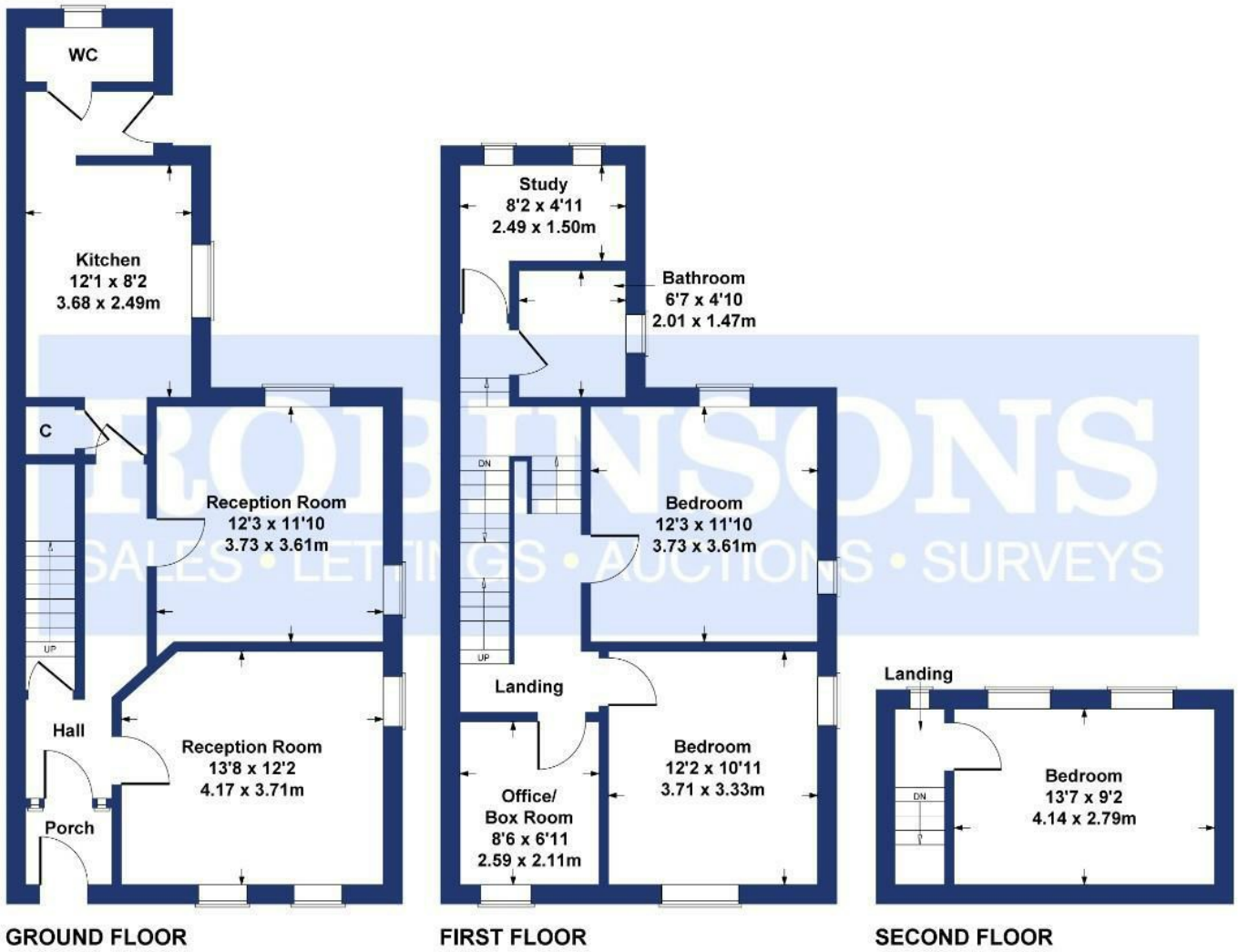
Agents Notes
Council Tax: Durham County Council, Band D - Approx. £2551 p.a
Tenure: Freehold
Estate Management Charge – NA
Property Construction – Standard assumed
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas 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
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – NA
Probate – Being applied for - date TBC
Rights & Easements – None known
Flood risk – Refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – none known
Planning Permission – Nothing in the local area to affect this property that we are aware of.
Accessibility/Adaptations – none known
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Laburnum Avenue

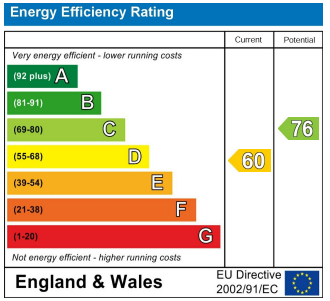
Approximate Gross Internal Area
1349 sq ft - 125 sq m



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. 2026



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. 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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