



Robert Terrace, Bowburn, DH6 5EG
3 Bed - House - Semi-Detached
O.I.R.O £127,500

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Robert Terrace

Bowburn, DH6 5EG

No Chain ** Spacious Layout ** Pleasant Position ** Good Further Potential ** Ideal Starter or Family Home ** Must Be Viewed **

A spacious and pleasantly situated three-bedroom semi-detached home, occupying a generous plot on the outskirts of Durham City Centre in the popular village of Bowburn. Well maintained throughout, the property offers excellent potential for first-time buyers and families, while also representing an attractive opportunity for buy-to-let investors.

The property benefits from gas central heating via a recently installed combination boiler, UPVC double glazing and generous gardens, with potential to create off-street parking, subject to any necessary consents. Although some cosmetic updating would further enhance the accommodation, the home provides an excellent opportunity for purchasers to personalise the property to their own taste.

Internally, the ground floor comprises an entrance hallway, useful WC, full-length lounge and a spacious kitchen/breakfast room with adjoining utility area. To the first floor are three good-sized bedrooms together with a modern white bathroom/WC.

Externally, the property enjoys generous garden areas, providing plenty of outdoor space and further potential.

Bowburn remains a popular and convenient residential location, offering access to a range of local shops, schools and everyday amenities, while being particularly well placed for Durham City Centre and excellent road links, making it ideal for commuters.

Early viewing is recommended to appreciate the size, position and potential of this well-proportioned home.











Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748 p.a

Tenure: Freehold

Property Construction – Standard

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 – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.

Selective licencing area – No

Probate – NA

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 – One tree that we are aware of in the rear garden, although we are advised its not on the properties land

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – None

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.

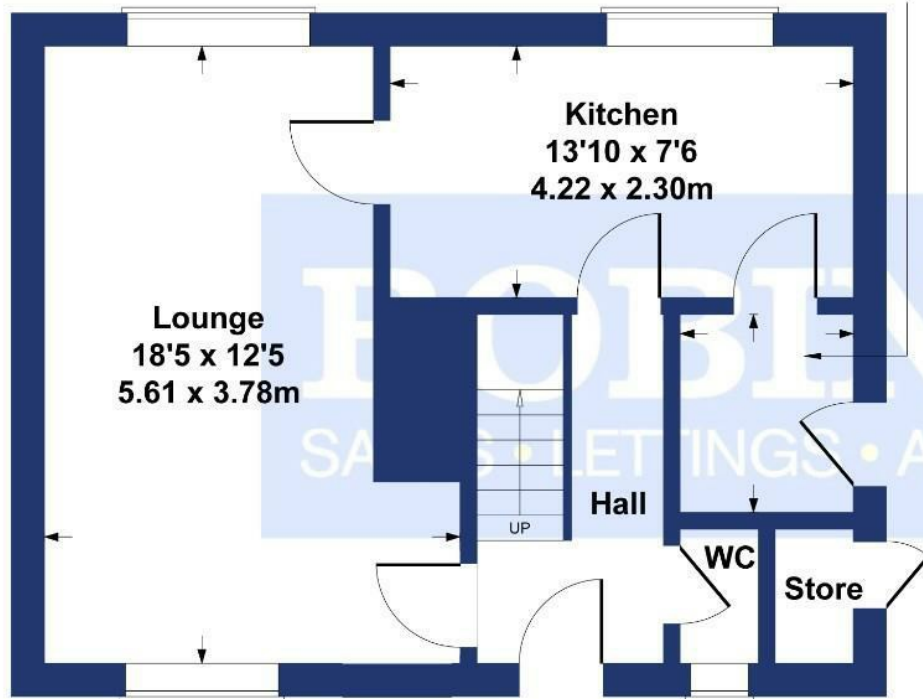
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £42 (inc. VAT) per individual purchaser applies for carrying out these checks.

Robert Terrace

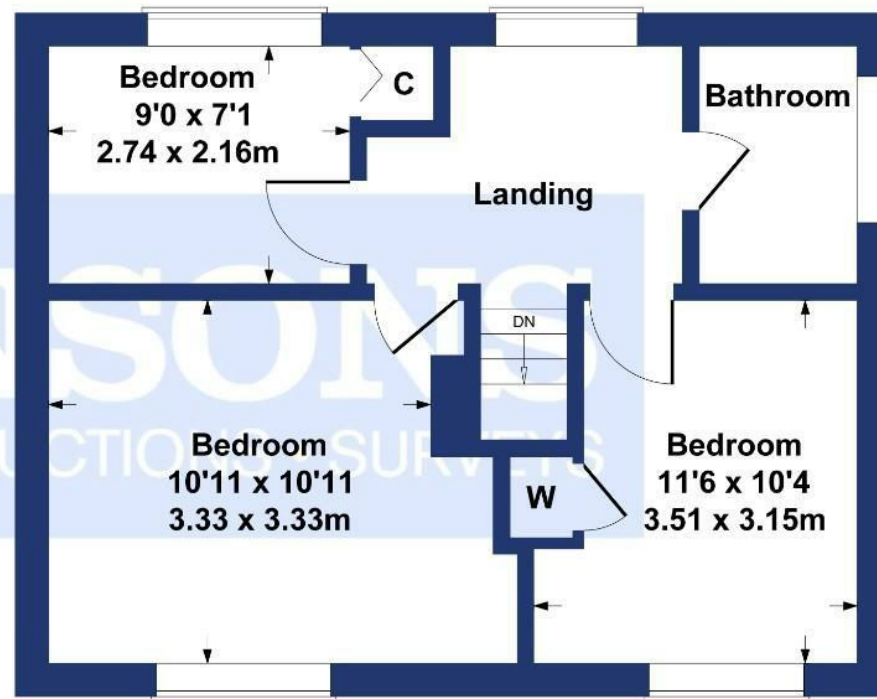
Approximate Gross Internal Area
890 sq ft - 83 sq m

Utility Area
5'11 x 5'2
1.80 x 1.57m

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



GROUND FLOOR



FIRST FLOOR

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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