



High Carr Close, Framwellgate Moor, DH1
5JP
3 Bed - House - Semi-Detached
£1,200 Per Calendar Month

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Perfectly positioned in a sought-after location, this property offers the ideal balance of comfort, convenience, and connectivity. With a great selection of local amenities just a short distance away, everything you need is right on your doorstep.

For those commuting or looking to explore, the historic city of Durham is only around 1.7 miles away, while Newcastle upon Tyne is within easy reach at approximately 17 miles, making this home an excellent choice for professionals.

The property is ideally situated for key employers, with the University Hospital of North Durham just minutes away and Durham County Council offices at County Hall roughly one mile from the property. Families will also appreciate the range of well-regarded primary and secondary schools nearby, along with New College Durham.

Inside, the home offers well-planned and versatile living space, briefly comprising an entrance hallway, a spacious lounge, a modern breakfasting kitchen, a bright garden room, and a convenient ground floor WC. Upstairs, there are three well-proportioned bedrooms and a family bathroom/WC.

Externally, the property continues to impress with off-street parking for two cars and a generous rear garden—perfect for relaxing or entertaining.

Council Tax Band - B Annual Cost - £1804.86

EPC Rating - B

BOND £1,200 | MINIMUM 6 MONTHS TENANCY

Specifications: No Smokers, Pets Considered

Required Earnings: Tenant Income - £43,200 Guarantor Income (If Required) - £47,200

REDRESS

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH

Agents Notes

Property Construction – Standard

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas

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>
Selective licencing area – no

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

The kitchen image has been digitally enhanced by remove the fridge freezer from the right hand side of the image. This may make the size seem slightly larger than it is.



OUR SERVICES

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Dedicated Property Manager

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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	

DURHAM

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T: 0191 383 9994 (option1) (Lettings)

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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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