

**STUART  
EDWARDS**



## Musgrave Gardens

, Gilesgate DH1 1PN

- EXTENSIVELY REFURBISHED THROUGHOUT
  - SEMI DETACHED HOUSE
  - NEW MODERN KITCHEN & BATHROOM
    - SECURITY ALARM
    - BIKE STORAGE
- STUDENT ACCOMMODATION 2027/2028
  - 3 DOUBLE BEDROOMS
  - GARDENS & DRIVEWAY
  - NEW CONTEMPORARY DECOR & CARPETS
  - £145 PER PERSON PER WEEK

**£145 Per Week**



## Council Tax Band: Exempt EPC Rating: D

### FULL DESCRIPTION

**\*\*3 DOUBLE BEDROOMS AT 145 PPPW EXCL. BILLS\*\* \*\*AVAILABLE JULY 2027\*\* \*\*EXTENSIVELY REFURBISHED THROUGHOUT\*\* \*\*ADVERTISING FOR 27/28 ACADEMIC YEAR\*\*** Available July 2027, we are delighted to bring to market this extensively refurbished, 3 double bedroom semi-detached house situated in Gilesgate. The property is newly modernised throughout (2025) and benefits from contemporary decor & carpets, modern kitchen & bathroom, off-street parking & garden with gardener included in rent. The property comprises: entrance, lounge, kitchen, downstairs WC, 1st floor bathroom & 3 double bedrooms. There is a pleasant enclosed garden to the rear (gardener included in rent cost) for recreation, storage of bins & cycles etc. Off-street parking is available to the front. The boiler is also covered by a service contract so there's no issues with slow repairs! EPC Rating D.

42 Musgrave Gardens is newly refurbished throughout (2025) and benefits from new windows & doors, full rewire, new central heating system, full damp-proofing and replastering, new kitchen, bathroom and 2nd WC, new flooring throughout, new decor and new blinds. The property is situated in the student-friendly Gilesgate area of Durham City, within walking distance of the university. The property is close to public transport links, local shops (including Sainsburys local) & supermarkets too.

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### DIMENSIONS

Lounge - 4.8m x 3.5m  
Kitchen - 4.1m x 2.7m  
Bedroom 1 - 3.4m x 2.7m  
Bedroom 2 - 4.3m x 2m  
Bedroom 3 - 2.7m x 2.65m

### ADDITIONAL INFORMATION

Available 1st July 2027 for a group of 3 students, fully furnished with option for extra furniture - landlord is flexible. Price £145 per person per week (excluding bills) based on 3 sharers. Deposit £2175.00 total.

### EPC INFORMATION

EPC Rating - D  
EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0482-2871-6592-9308-1165#energy>

### 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.

### 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](https://www.rightmove.co.uk), [Zoopla.co.uk](https://www.zoopla.co.uk) & [OnTheMarket.com](https://www.onthemarket.com).

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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.

