

Frederick Street North, Meadowfield, DH7
8NB
2 Bed - House - Mid Terrace
£595 Per Calendar Month

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WELL PRESENTED THROUGHOUT ** MODERN FIXTURE & FITTINGS ** EN-SUITE SHOWER ** GAS CENTRAL HEATING VIA COMBI & UPVC DOUBLE GLAZING ** CLOSE TO AMENITIES, SCHOOLS & TRANSPORT LINKS **

The floor plan comprises an entrance leading into a lounge, with an inner hallway providing access to the kitchen and a bathroom/WC. To the first floor, there are two bedrooms, with the main double bedroom benefiting from an en-suite shower and wash basin.

Frederick Street North is a pleasant terrace ideally positioned close to a range of local shops and amenities within Meadowfield, as well as nearby Langley Moor and Brandon. A more comprehensive selection of shopping, recreational facilities, and amenities can be found in Durham City, approximately three miles away. The area is well suited for commuters, with convenient access to the A(690) highway, offering excellent road links to other regional centres.

Council Tax Band - A Annual Cost - £1666.64

EPC Rating - D

BOND £595

Annual Required Earnings: Tenant Income - £21,420.00
Guarantor Income (If Required) - £21,420.00

Ground Floor

Hallway

Lounge

Kitchen

Bathroom

First Floor

Bedroom 1

En-suite

Bedroom 2

Parking Available

REDRESS

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

Agent Notes

Property Construction – Standard

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 – tbc

Sewerage – Mains

Heating – Gas

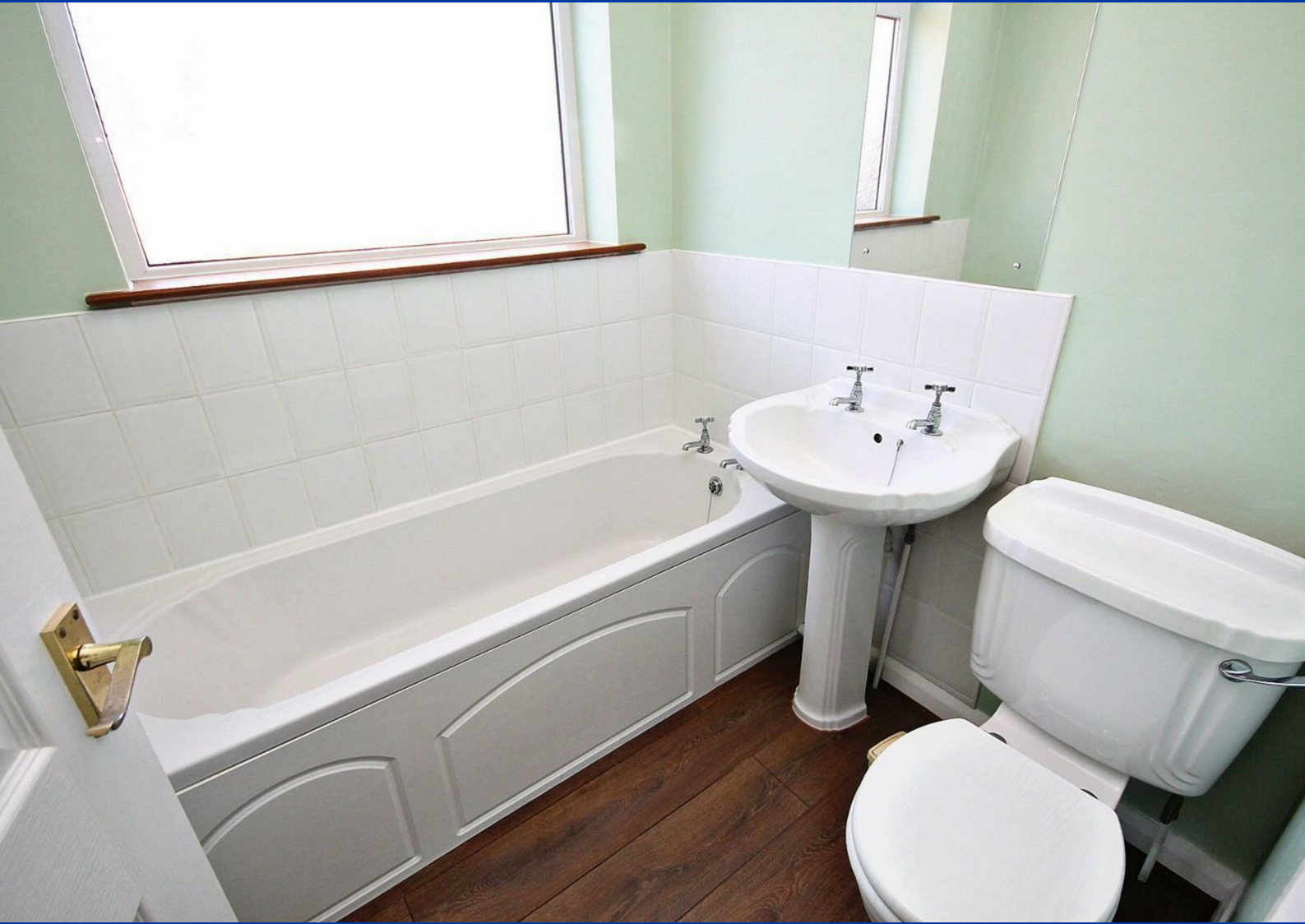
Estimated Mobile phone coverage – Please refer to the Ofcom

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.



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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. 2018

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

DURHAM

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WYNYARD

The Wynd
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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.

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