STUART EDWARDS









Geoffrey Avenue

Nevilles Cross, Durham City DH1 4PF

- STUDENT ACCOMMODATION 2027/2028
- SUPERB STUDENT LOCATION IN NEVILLE'S CROSS
- MODERN FULLY EQUIPPED KITCHEN
- COMMUNAL BATHROOM & GROUND FLOOR WC
- INCLUSIVE OF UTILITIES
- TRADITIONAL SEMI DETACHED HOUSE
- FOUR GOOD-SIZED BEDROOMS
- SPACIOUS COMMUNAL LOUNGE
- £190 PER ROOM PER WEEK.
- UPVC DOUBLE GLAZING & GAS CH VIA A COMBI BOILER

£190 Per Week

Council Tax Band: Exempt
EPC Rating: D

FULL DESCRIPTION
A well located and spacious student home in Neville's Cross, offering excellent access to Durham University buildings and key student amenities. This traditional semi detached property provides comfortable, practical living for the 2027/2028 academic year.
£190 per room, per week (inclusive of water, broadband, TV, gas & electric) Utilities inclusive capped at £4,200 per annum.
The accommodation briefly comprises an entrance hallway, cloakroom/WC, a comfortable lounge, and a modern fully equipped kitchen. A spacious ground floor bedroom with a feature bay window. Stairs from the hallway lead to the first floor landing, three further bedrooms and a communal bathroom. Externally, the property benefits from gardens to both the front and rear, offering pleasant outdoor space in a popular residential street.
Positioned in Neville's Cross, the property is ideally placed for students needing quick access to the Science Site, Mount Joy, Hawthorn Building, Bill Bryson Library, and the Durham Students Union (DSU) is a straightforward walk or short bus ride away. Regular bus routes run nearby, providing easy links to the city centre and wider university locations. A wide range of local amenities, including shops, cafés, takeaways, supermarkets and student friendly services, are all within walking distance, making day to day living convenient.
Early reservation is strongly recommended to avoid disappointment.

SPACIOUS HALLWAY
With stairs leading to the first floor landing.

CLOAKROOM/WC
Close coupled wc, pedestal wash basin and radiator.

LOUNGE
11'8" x 14'4"
Period style feature fireplace, radiator, sofa, table with chairs, TV and UPVC double glazed door providing access to the garden.

KITCHEN
8'2" x 8'2"
Modern shaker style kitchen with laminate worktops and inset stainless steel sink with mixer tap. Fully equipped and having all appliances. Tiled splashbacks, spot lighting, laminate flooring and radiator.

BEDROOM 1
10'11" x 12'4"
Feature bay window, fireplace, radiator, double bed, bedside table, wardrobe, chest of drawers and desk with chair.

LANDING

BEDROOM 2
10'11" x 13'10"
Feature bay window, double bed, range of wall to wall fitted wardrobes, incorporating a chest of drawers, bedside table, desk with chair and radiator.

BEDROOM 3
11'10" x 12'2"
Double bed, range of wall to wall fitted wardrobes, incorporating a chest of drawers, bedside table, desk with chair and radiator.

BEDROOM 4
8'3" x 10'0"
Bed, desk with chair, chest of drawers, clothes hanging rail and radiator,

BATHROOM
White suite comprising: close coupled wc, pedestal wash hand basin, bath with shower over, tiled splashbacks, laminate flooring and radiator.

EXTERNALLY
Walled garden to the front and large enclosed garden to the rear.







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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.