STUART
EDWARDS









## Fieldhouse Lane

, Durham City DH1 4NB

- STUDENT ACCOMMODATION 2026/2027
- £195 INCLUSIVE OF UTILITIES
- SHOWER ROOM & BATHROOM
- DRIVEWAY PROVIDING SOME OFF-ROAD PARKING
- GAS CH & UPVC DOUBLE GLAZING
- WELL-LOCATED FIRST FLOOR FLAT IN QUIETER CITY CENTRE SETTING
- 3 BEDROOMS
- OPEN PLAN LOUNGE/DINER/KITCHEN
- ENCLOSED FRONT GARDEN
- GOOD BUS LINKS ACROSS DURHAM

## £195 Per Week

## Council Tax Band: Exempt
## EPC Rating: D

**FULL DESCRIPTION**
A well located three bedroom student flat set in a quieter part of Durham City Centre, offering a calm residential feel while still providing excellent access to major Durham University buildings. Students benefit from convenient links to the Science Site, Bill Bryson Library, Elvet Riverside, Law School, Collingwood College, and the Durham Students' Union (DSU), all reachable on foot or via regular bus routes running close by.
The property features an open plan communal lounge/diner/kitchen, a shower room, and two bedrooms on the main level. A conventional staircase leads to a third bedroom with private en suite bathroom, offering additional privacy and flexibility.
Externally, the flat includes a driveway providing some off road parking and an enclosed front garden. Local amenities such as shops, cafés, takeaways, supermarkets and student friendly services are all within easy reach, making day to day living convenient. Excellent bus connections link directly to the city centre and university sites, while nearby road links provide straightforward access to the A690, A177 and A1(M).
The property benefits from gas central heating, UPVC double glazing, and is offered at £195 per room per week, inclusive of water, broadband, TV, gas and electric.
With its central yet peaceful setting, practical layout and excellent access to university locations, early reservation is strongly recommended to avoid disappointment.

**ENTRANCE**

**FIRST FLOOR**

**COMMUNAL LOUNGE/KITCHEN/DINER**
8'5" x 7'1"
Communal lounge area with sofa, chair, wall mounted tv, storage unit and breakfast table.
The kitchen has a modern range of shaker style wall and floor units, laminate worktops and inset stainless steel sink with mixer tap. Fully equipped and having all appliances. tiled splashbacks, double radiator and vinyl flooring throughout.

**SHOWER ROOM**
Close coupled wc, pedestal wash hand basin, shower cubicle, chrome heated towel rail, tiled splashbacks and vinyl flooring.

**BEDROOM 1**
11'0" x 12'9"
Bed, bedside table, wardrobe, chest of drawers, desk with chair and radiator.

**BEDROOM 2**
17'5" x 11'9"
Bed, bedside table, wardrobe, chest of drawers, desk with chair and radiator.

**SECOND FLOOR**
Accessed via a conventional staircase.

**BEDROOM 3**
10'11" x 11'7"
Bed, bedside table, built-in storage, chest of drawers, desk with chair, Velux window, spot lighting and radiator.

**BATHROOM**
Close coupled wc, pedestal wash hand basin, panel bath with shower over, radiator, tiled splashbacks and vinyl flooring.

**DRIVEWAY & FRONT GARDEN**

**EPC.**
EPC Rating - C
EPC Link - https://find-energy-certificate.service.gov.uk/energy-certificate/0360-2804-1320-2994-2451







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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.